

# INVESTMENT OPPORTUNITY SALE OR LEASE



130,000 SQUARE FOOT BUILDING  
**231 EAST AVENUE**  
Albion, N.Y. 14411

**MOVE-IN READY PLUG-N-PLAY CALL CENTER**





# 231 EAST AVENUE

Albion, N.Y. 14411

## FEATURES

*Move-In Ready Plug -N- Play Call Center  
Designed and Constructed for Financial Services  
Great location on East Avenue in Albion  
Centrally located in the county*



## FEATURES

- 65,000 to 130,000 sq.ft. available for lease
- Two (2) Floors
- 900 Car Parking
- Generator - 15,000 KW 3512 Caterpillar with 4,000 Gallon Drain Tank
- TM Montante Solar Panels
- Two 250 ton Trane Helical Rotary Liquid Chillers
- Two 250 Ton Marley Cooling Towers
- Two 1.5 Million BTU Lochinvar FTX850-N Condensing Boilers with proposed additional three Lochinvar FTX850-N Condensing Boilers to be installed this summer.
- 199,000 BTU A O Smith Domestic Hot Water Tank
- Two Chilled Water Loop Pumps
- Two Water Loop Pumps that feed sixteen air handlers (115 VAV's and 44 TU's)

## ADDITIONAL FEATURES

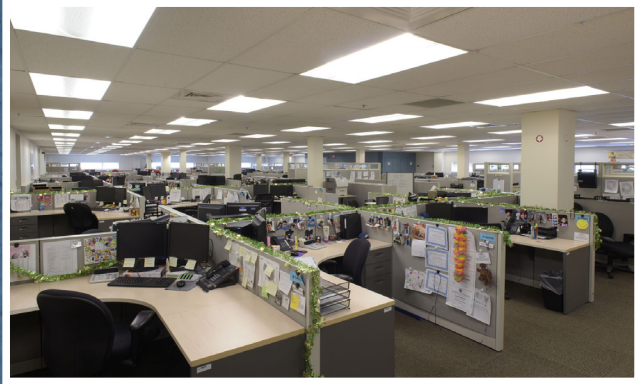
- 900 Plug -N- Play Work Stations included in sale
- Full Service Cafeteria
- Well Trained Work Force  
(NYS Labor Dept stats available upon request)
- Redundant Fiber Feed from east to west into MDF Room  
MDS Services into 4 Quadrants in the building with CAT 6 Wiring to each work station. MDF has 150 K.Y.A. UPS that feeds entire MDF Room



**Work Stations**



**Work Stations**



**Copy Mail Room**



**Training Room**



**Boiler**



**Hot Water Pumps**



**Front Elevation**



**Chiller**

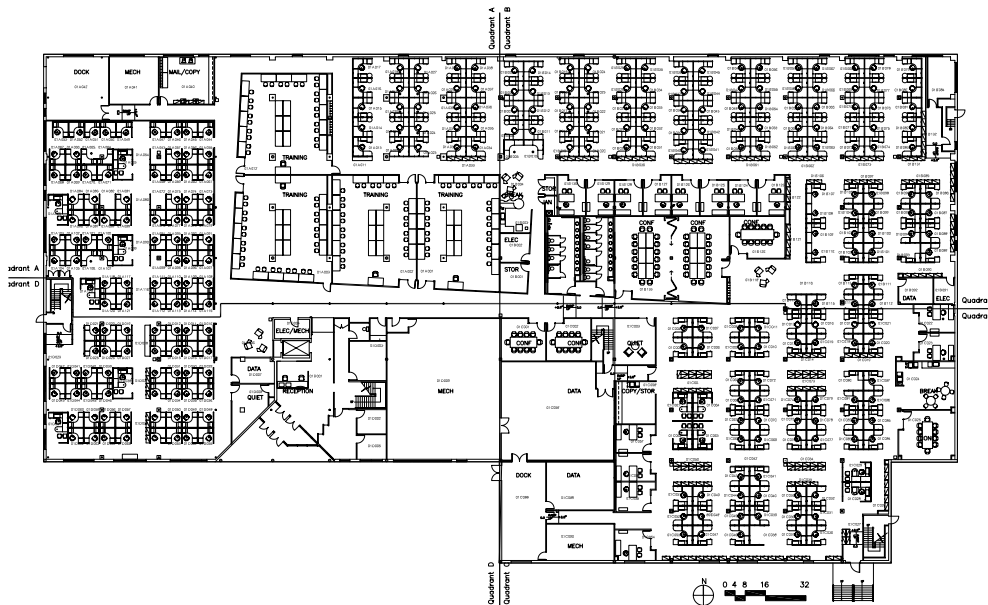


**Cooling Tower**





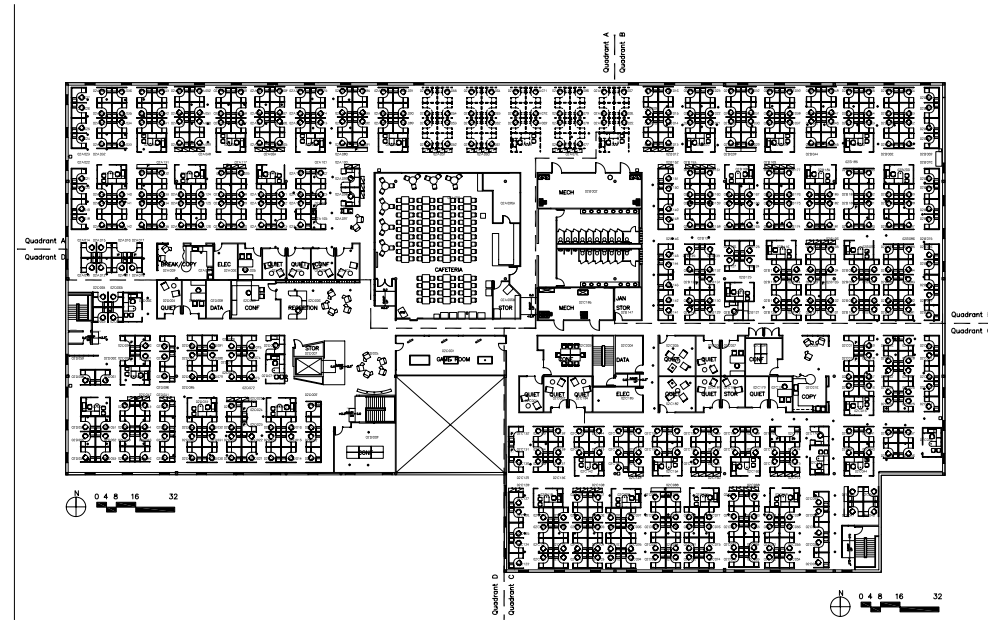
# First Floor Plan



## FIRST FLOOR

- 293 Banker Cubes
- 19 Offices
- 14 Manager Cubicles
- 4 Training Rooms
- 3 Conference Rooms
- 1 Loading Dock
- 1 Mail Room

# Second Floor Plan



## SECOND FLOOR

- Cafeteria 120' Seating Capacity
- 580 Seat Cubicle area
- 16' Game Room
- Data Rooms
- Electrical Closets
- Storage
- Quiet Rooms

LEASEBACK INFORMATION AVAILABLE UPON REQUEST

**JOSEPH DECK**  
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