

FOR SALE OR LEASE

1000 West Maple Court
East Aurora / Elma, NY 14059

MULTI-USE BUILDING



18,000 SQUARE FEET

This building was newly constructed in August 1995 and is situated on 8.0 +/- acres of land. There is expansion capabilities of up 15,000 square feet. This fantastic facility is located immediately off Route 400 (Aurora Expressway) and is 1.5 miles to the center of the East Aurora Village. The building was built for, and occupied until recently, as the headquarters of TVGA Consultants.

Exclusive Broker Representative
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PROPERTY FACTS & FEATURES

Property Size:	7.99 acres (348,045 SF) . . . no wetlands.
Property Zoning:	Commercial
Building Size:	18,000 square feet single story.
Building Construction:	Built on slab-block with decorative brick.
Expansion Capability:	Yes- up to an additional 15,000 square feet.
Electricity:	NYSEG (on site transformer). 1200 amp 120/208 three phase
Gas:	National Fuel- 2” service line.
Water:	Municipal- 2” service line.
HVAC:	Eight (8) roof top package units all well serviced and maintained. In addition to one (1) dedicated unit to server room.
Roof:	Rubber membrane in excellent condition.
Parking:	100 car parks including handicapped parking. Expansion capability for parking.
R.E. Taxes:	2011-\$1.79 per square feet (\$32,183).

POTENTIAL BUILDING USES

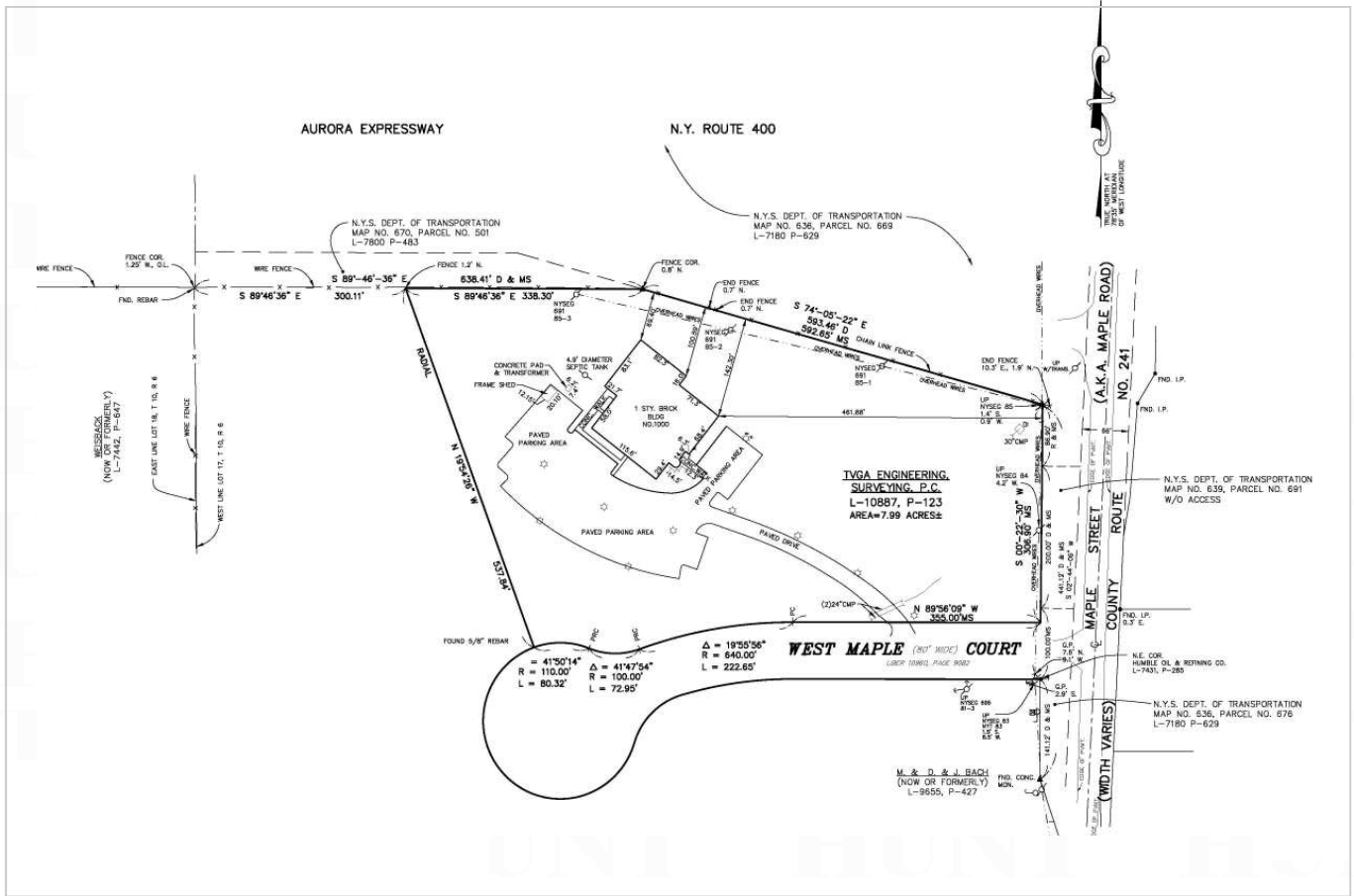
OFFICE RELATED

- Headquarters
- Call center
- Back Office
- Financial
- Technology

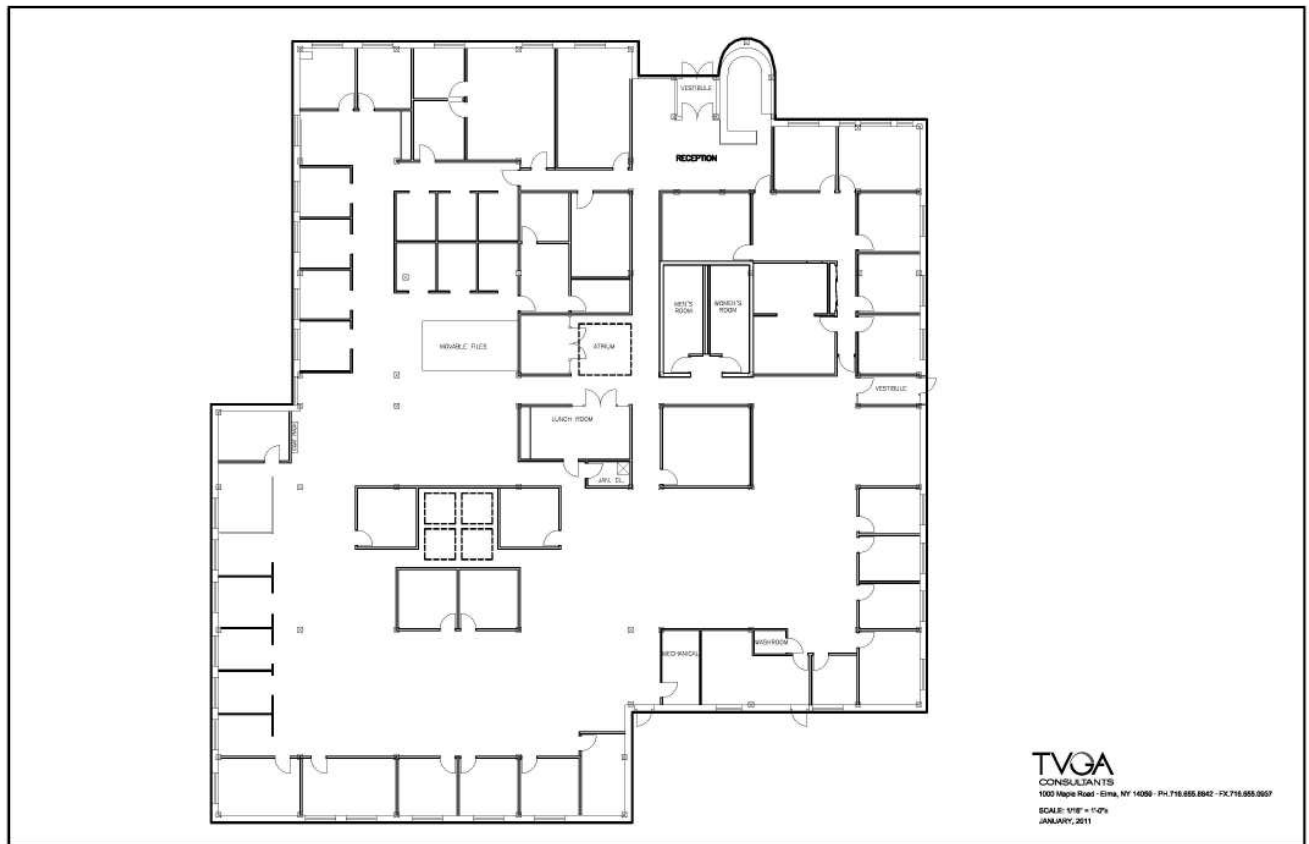
MEDICAL RELATED

- Dentists
- Doctors
- Orthodontists
- Physical Therapists
- Wellness Center

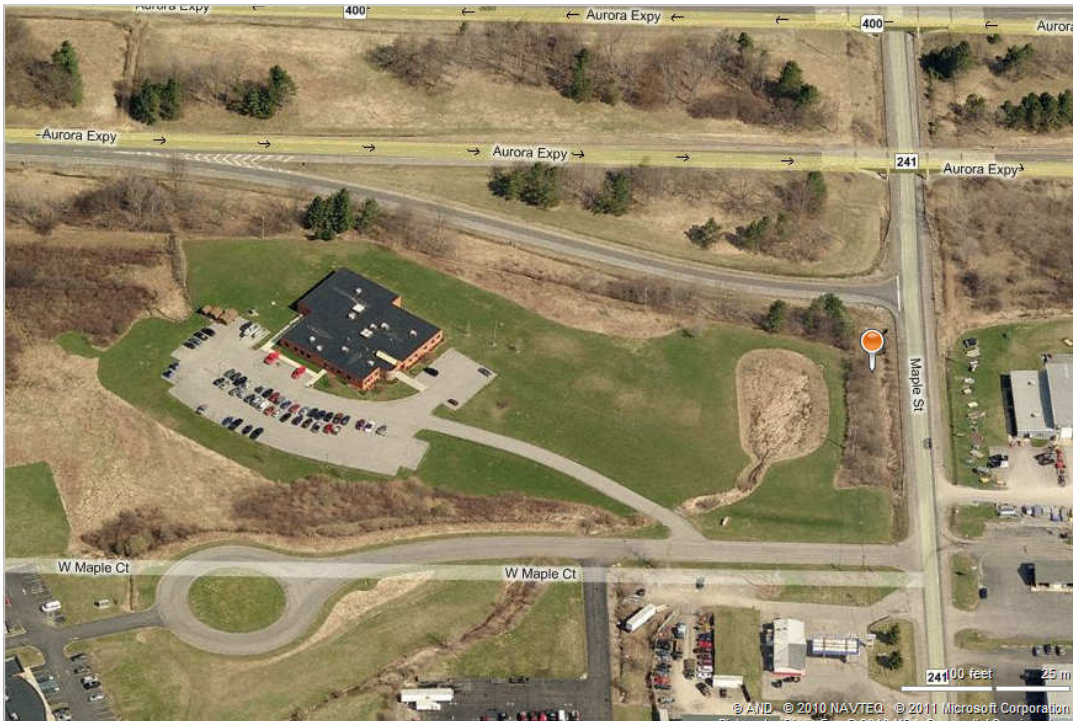
SITE PLAN



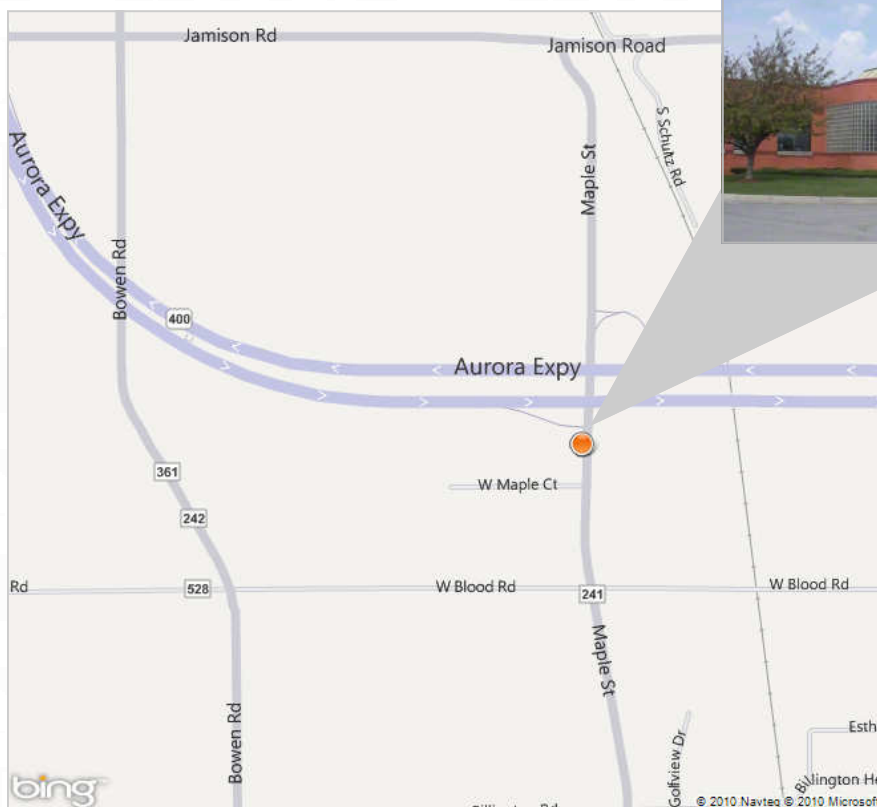
FLOOR PLAN



AERIAL MAP



LOCATION MAP



Web Site: www.huntcommercial.com

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