



## **Bouck of Bouck Real Estate sells York Industrial Plaza for \$1 million**

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John Bouck

Michael Hardesty

Auburn, NY According to John Bouck, owner of Bouck Real Estate, his office has sold 38 and 40 York St., known as York Industrial Plaza. The buildings were sold as a single package. The two buildings, each 66,000 s/f in size, were originally built by International Harvester for the manufacturing of farm equipment.

Michael Hardesty, licensed real estate salesperson with the Bouck firm, was also involved in the transaction.

According to Bouck, "Each building has four floors, all of which are accessible by freight elevator, for manufacturing or warehousing. The properties extend along Chase St., as well as York St., and are ideally located for access to the New York State Thruway, as well as markets throughout the northeast. The buildings are currently occupied, but have substantial remaining space for other users or tenants."

Harmax Holdings, LLC, the new owners, have spoken with the tenants and all are expected to remain, with some extending their lease. Bouck indicated that the new owners intend to improve the properties and, according to the principal, will move forward to provide additional warehousing and manufacturing space in the community. This type of additional open space is sorely needed in the area, and Bouck is anticipating full occupancy in the near future.

The building at 38 York St., was formerly owned by 2 Willey Street, LLC, and 40 York St. by the Hickey Family Irrevocable Trust, both locally-based businesses.

The reputed sale price for both structures was \$1 million.

According to Bouck, the buildings were older but in very good condition, and are fully-sprinklered, with overhead doors and grade-level loading docks, as well as the large freight elevator. Combined

with plenty of parking, and proximity to the Thruway, the available space is ideally suited to manufacturing or warehousing, which the new owners will consider.

Current tenants in the building include Auburn Vacuum Forming Corp; Mulcorr Corp; Aurora Holdings; Xylem; Patience Brewster, Inc.; Finger Lakes Tire Company; and Homestead Large Animal Veterinary.

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