



FOR SALE OR LEASE

104,000± SF WAREHOUSE DISTRIBUTION BUILDING

Property Highlights

- Well-maintained warehouse distribution building available for sale or lease
- Building can be divided into 3 sections
- Bay 1: 30,000± SF 200' x 150'
- Bay 2: 32,000 SF 200' x 160'
- Bay 3: 42,000 SF 300' x 140'
- Gas unit heaters
- 100% wet sprinklered
- Security alarm
- 8 docks and 1 grade door
- T-8 LED lighting
- Zoned C1
- Close proximity to NYS I-90
- Ideal for warehouse, distribution, light manufacturing, storage

Building Features

| | |
|---------------|------------------|
| Building Size | 104,000± Sq. Ft. |
| Lot Size | 13.90± Acres |
| Zoning | C1 |

| Demographic | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Population | 3,314 | 19,022 | 25,203 |
| Average H.H. Income | \$74,278 | \$72,298 | \$76,047 |

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

David P. Seider
Real Estate Salesperson
+1 716 570 9086
dseider@pyramidbrokerage.com

450 Corporate Parkway, Suite 102
Buffalo, New York 14226
+1 716 852 7500
pyramidbrokerage.com



