

FOR SALE

WAREHOUSE OPPORTUNITY IN THE SOUTHTOWNS

3576 S BENZING ROAD, ORCHARD PARK, NY 14127



PROPERTY OVERVIEW:

- Great Location in Orchard Park
- Two buildings: (1) office with warehouse, (1) warehouse
- 1st bldg.- 2500 SF with 6 offices, conference room, reception/admin area, 2 ADA compliant bathrooms and attached 2500 SF warehouse.
- 2,500 SF Front warehouse features clear height range of 15' - 24' at center, (2) 14' overhead drive thru doors, ADA compliant bathroom with shower
- 7,500 SF Rear warehouse features clear height range of 15' - 24' at center, (6) 14' grade doors, radiant heat throughout, (2) ADA compliant bathrooms
- Entire property has security system with cameras
- 10 surface spots on concrete at front of first building, gravel lot between buildings
- Enough clearance for semi turn radius between buildings

Demographic Snapshot (2010 Census; 2019 Estimates):

	1 Mile	3 Miles	5 Miles
Population	3,380	46,883	136,017
Households	1,477	20,243	57,637
Average HH Income	\$78,857	\$81,664	\$79,010
Median HH Income	\$61,490	\$65,563	\$60,541
Daytime Population	5,832	25,248	63,530
Total Businesses	377	2,216	5,081



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Alicia Wittman
Real Estate Salesperson

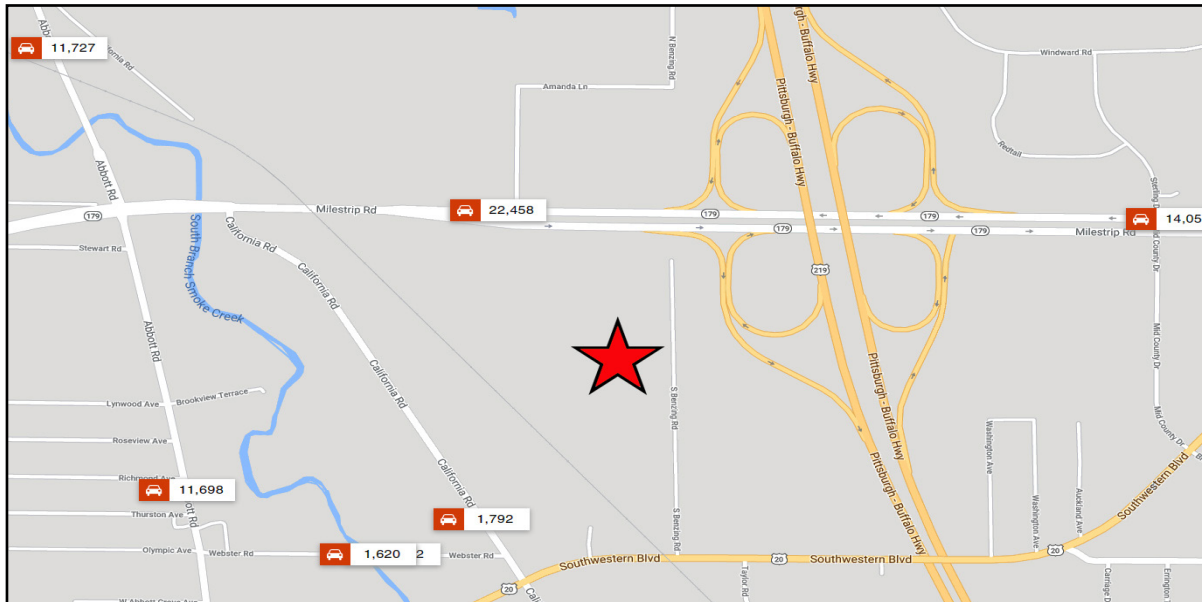
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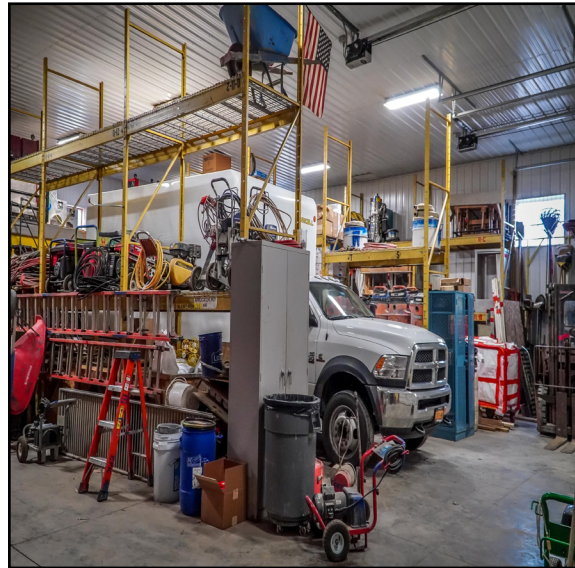
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