

Available: Mixed Use office -Warehouse- Manufacturing facility

Price TBD

Location: 111450 & 11470 Main St., Clarence, NY 14301

Description: approx 33,000 sq. ft. of mixed use space
3 contiguous buildings situate on 7 acres.

Home of Stainless Steel Breaks Corp.

Currently vacant facility



Unit	Tenant	Sq. ft.	Lease	Rent	utilities
11450 Main St.	Vacant	7,760	3-5	9.50	Separate
11460 Main St.	Vacant	12,000	3-5	4.50	Shared
11470 Main St.	Vacant	13,300	3-5	4.50	shared



The property was the previous home of the Stainless Steel Break Corp. The facility consists of single-story, multi-use steel-frame and masonry buildings. The buildings have separate addresses and are attached, but can be separated for individual uses.

These inter-connected buildings, containing approx. 33,000sq. ft., were built from 1981 and 2001. The improvements are situated on a combined 7.38 acre site consistent with two municipal tax parcels. There is approximately 40% office area and 60% industrial warehouse space identified as 11450, 11460 and 11470 Main St. (11450 & 11460 as one tax entity). The subject property is located on the north side of Main Street, just east of the Town of Clarence town line, in the Town of Newstead, Erie County, NY. There is major highway accessibility on Rt. 5, (a major east/west state highway). The NYS thruway, I-90 is approximately 8 miles to the west and 10 miles to the east. Buffalo CBD is 14 miles to the west, with Rochester being about 45 miles to the northeast. The property is zoned I2-Industrial, permitting a variety of industrial, commercial and office uses.

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SITE DESCRIPTION

General Location - The subject property is located on the north side of Main Street, just east of the Town of Clarence town line, in the Town of Newstead, Erie County, NY.

Land Area: Square Feet - 321,473 sq. ft.

Land Area: Acres - 7.38 acres

Shape – Mostly rectangular

Access - Provided by multiple ingress/egress driveways

Frontage - 478 feet on Main Street

Exposure – Very good along the road frontage.

Utilities – Gas, electric and water. There is no sanitary sewer/ 2 septic systems.

Traffic Light – No

Off-Street Parking – Yes, adequate.

Site Improvements - asphalt paved, striped parking lots and driveways. Concrete sidewalks and curbs, lighting, landscaping, and signage. There are two additional satellite garage and warehouse facilities.

Topography/Soil Conditions - The site is generally level and at road grade.

Flood Hazard - The property has a non-flood zone status (see Summary of Salient Facts for flood designation, panel no. and date).

Utility Easements – Yes. Typical utility easements are assumed to be in place along the road frontage, but there are no other known easements that restrict the overall utility or marketability.

Elevators: N/A
Overhead Truck Doors: Multiple drive-in, automatic overhead doors
Interior Clear Height: Adequate for industrial and warehouse purposes.
Miscellaneous Buildings: Two rear garage buildings

GENERAL LAYOUT

Number of Stories: One-story
Construction Type: Steel-frame and masonry
Property Type: Industrial and office
Building Area: 34,000 sq. ft.
Finished Area: 50%
Year Built: 1981-2001. The predominate year built is 1997 when major renovations and an addition was constructed.
Excavation: Un-excavated; there is no basement
Foundation: Concrete slab on grade
Frame: Steel-frame
Exterior Walls: Metal panel and brick
Windows: Aluminum framed thermo pane
Roof Structure: Flat corrugated metal decking on steel bar joists and pitched metal frame
Roof Cover: Rubberized and pitched metal
Plumbing: Adequate plumbing facilities including multiple sets of restroom and gender restrooms, along with a break room.
Heating & Cooling: Roof-top HVAC system in the office areas and suspended gas in the industrial and warehouse areas.
Sprinkler System: None
Electrical Service: Good with 440 volt, three phase power
Ceiling: Acoustical tile and exposed metal/insulated
Lighting: Fluorescent
Flooring: Combination tile, vinyl, carpeting and concrete





For more information or tour:
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