



9685 Main Street

Clarence, NY

Flex Building / For Sale / Lease

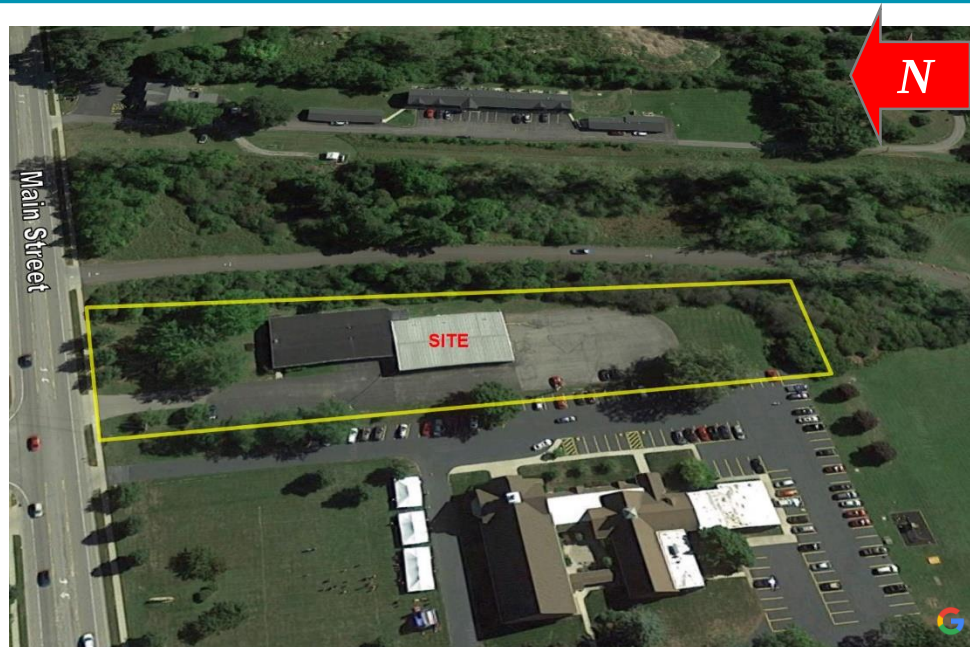
FLEX BUILDING OPPORTUNITY FOR SALE / LEASE

BUILDING FEATURES

Building Size	12,000 $\pm$ Sq. Ft.
Lot Size	1.59 $\pm$ Acres on
Parking	Surface Lot
Zoning	C

Property Highlights

- Flex building available for sale / lease
- Clean warehouse and office space
- 50/50 mix of office and warehouse
- One (1) overhead dock level and one (1) truck door
- Located on Main Street in Clarence, NY
- Easy access to NYS Thruway I-90
- Area amenities include: local retail, restaurants, banks, and parks
- Ideal for: light distribution, warehouse, construction company, sales office



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,928	18,016	65,262
Average Household Income	\$117,217	\$120,532	\$117,567

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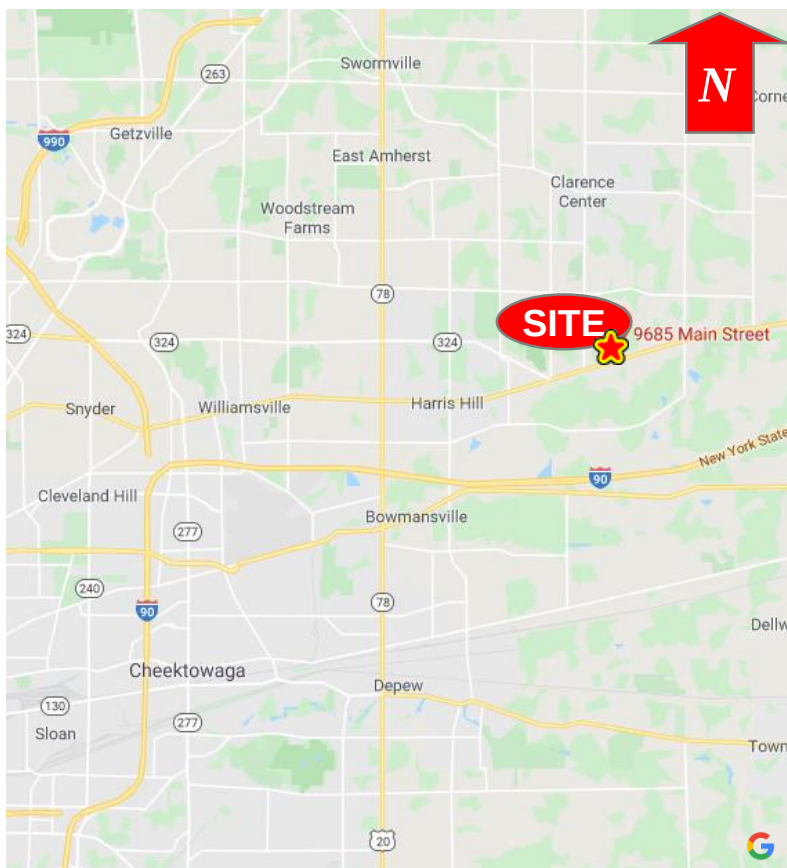
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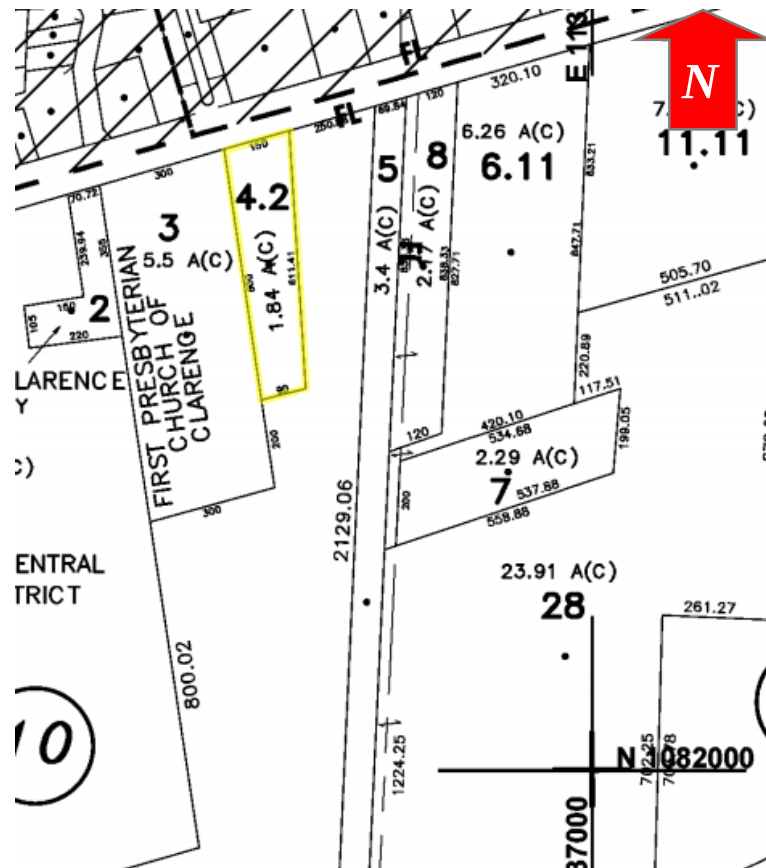
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Location Map



Tax Map

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