

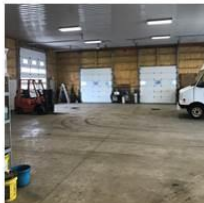
INDUSTRIAL OPPORTUNITY FOR LEASE

FEATURES

| | |
|---------------------|-----------------|
| Total Building Size | 5,700 ± Sq. Ft. |
| Lot Size | 2.33 ± Acres |
| Zoning | i-3 |

Property Highlights

- Industrial opportunity available for lease
- Newer construction
- Five (5) dock doors and two (2) grade level doors
- Heated floors
- Floor drains
- 18' clear
- Secured parking lot on site
- Located just off of the Lockport Bypass
- Proximate to Transit Road and the I-990
- Ideal for: trailer drop, warehouse, manufacturing, assembly / production



NEWLY CONSTRUCTED INDUSTRIAL FOR LEASE

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| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| Population | 3,367 | 29,908 | 43,816 |
| Average Household Income | \$45,655 | \$60,726 | \$67,829 |

FOR LEASE

751 Richfield Street

Lockport, New York



Location Map



Aerial