

152,847 SF CLASS A DISTRIBUTION FOR SALE / LEASE

FORMER CERTO BROTHERS DISTRIBUTION BUILDING

BUILDING FEATURES	
Total Building Size	152,847 ± Sq. Ft.
Total Office Size	23,500 ± Sq. Ft.
Lot Size	790' x 781'
Zoning	M-1



Property Highlights

- 152,847 ± SF Class “A” distribution building located on a park-like setting
- 23,500 ± SF of modern finished office space
- Building features private offices with two “C” level office areas, training room, cafeteria, and several conference rooms
- 16 truck docks and 19 doors at grade level
- 14 ± acre site, plus additional 4 ± acres for future development
- Fully sprinklered throughout
- 3-Phase & 480 volt power
- **17,229 ± SF 90’ high bay refrigerated (38 degrees) AS/RS (automated storage & retrieval system) capable of**

- **handling 5,200 ± pallet positions of up to 2,000 pounds/pallet**
- Former fueling station in rear of property, tanks properly removed but could be reinstalled
- Centrally located in large fully infrastructured industrial park
- Close proximity to NYS Thruway & Route 400 Expressway
- Close to nearby amenities including, but not limited to, restaurants, banks, and hotels
- Ideal for: Beverage distribution, distribution company that can utilize the vertical warehouse system, light manufacturing, warehousing & distribution, corporate headquarters

For more information, contact:

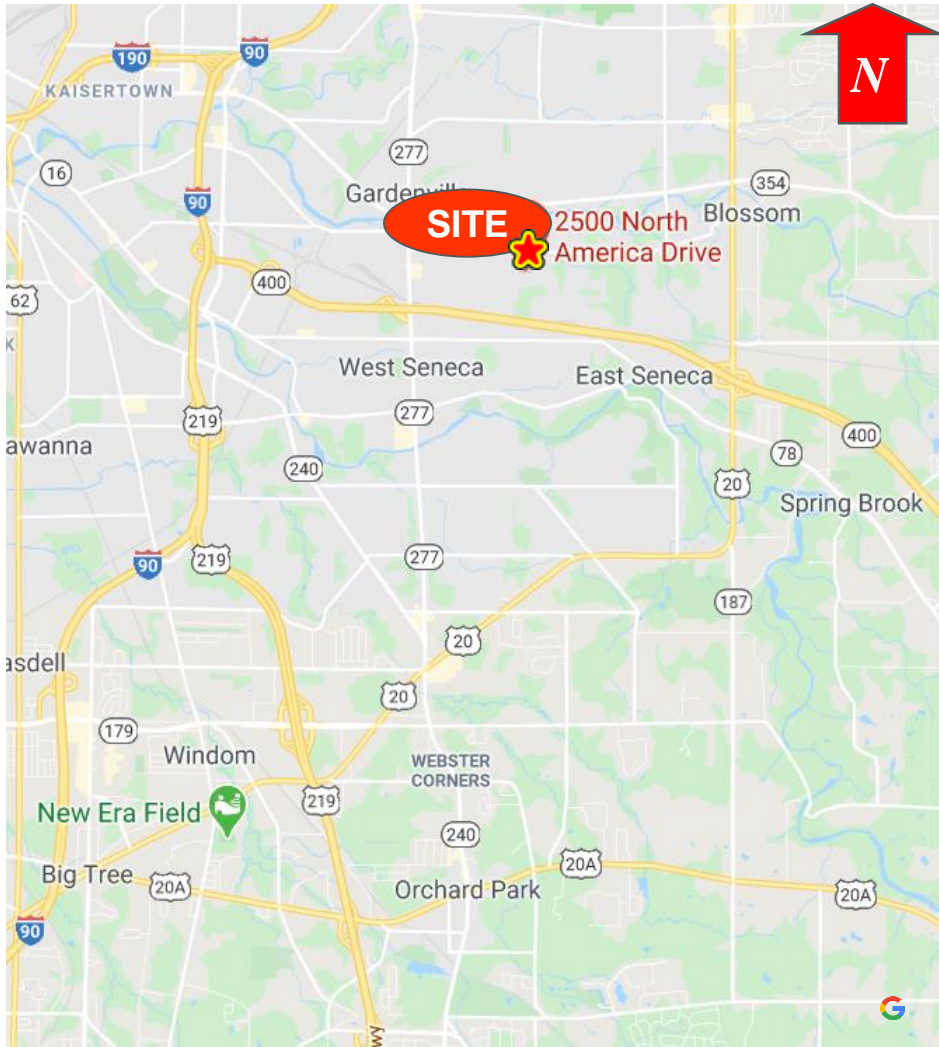
RICHARD J. SCHECHTER
 Associate Real Estate Broker
 716.316.4040 - cell
rschechter@pyramidbrokerage.com

14 Lafayette Square
 Suite 1900
 Buffalo, New York 14203
 phone: +1 716 852-7500

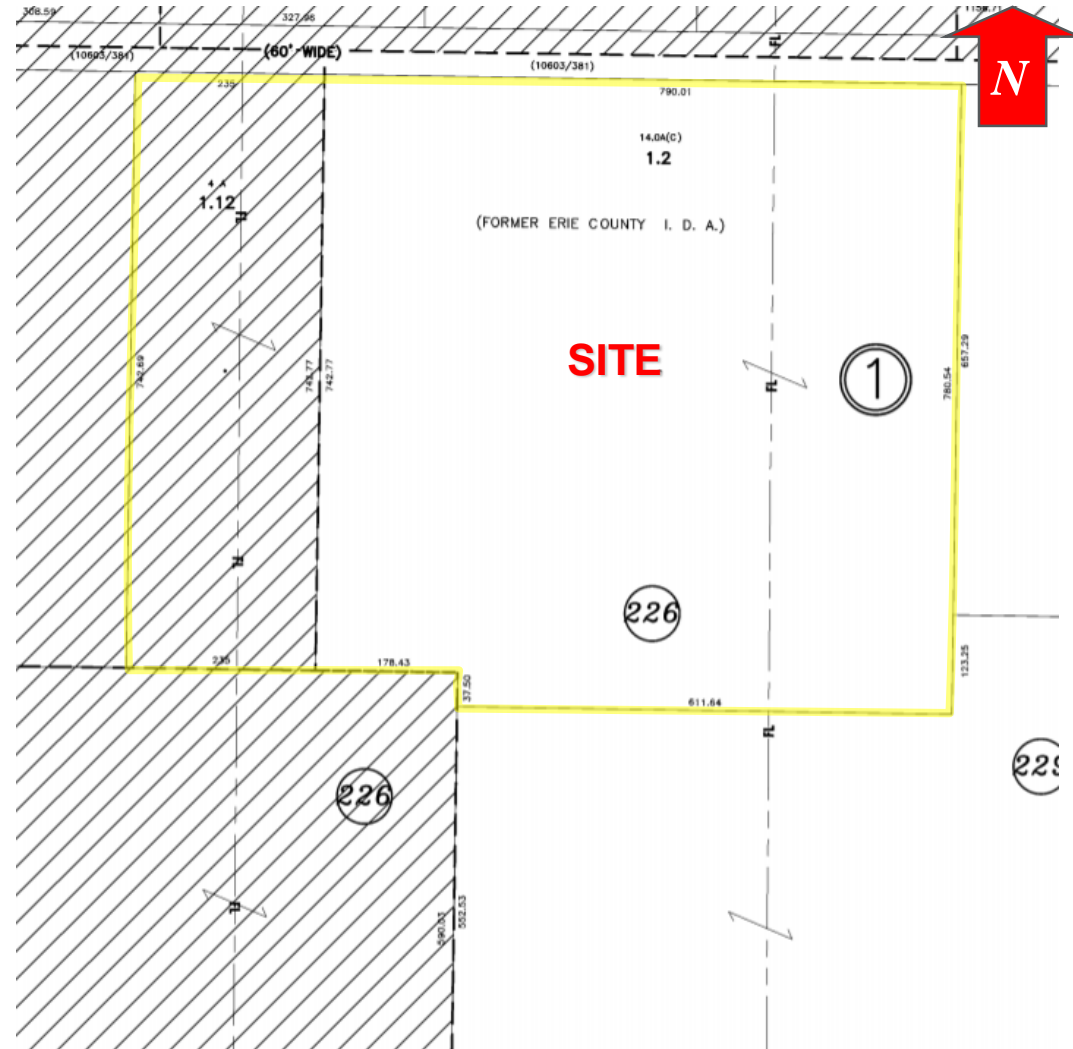
pyramidbrokerage.com

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	4,431	63,479	181,130
Average Household Income	\$70,262	\$75,857	\$71,537

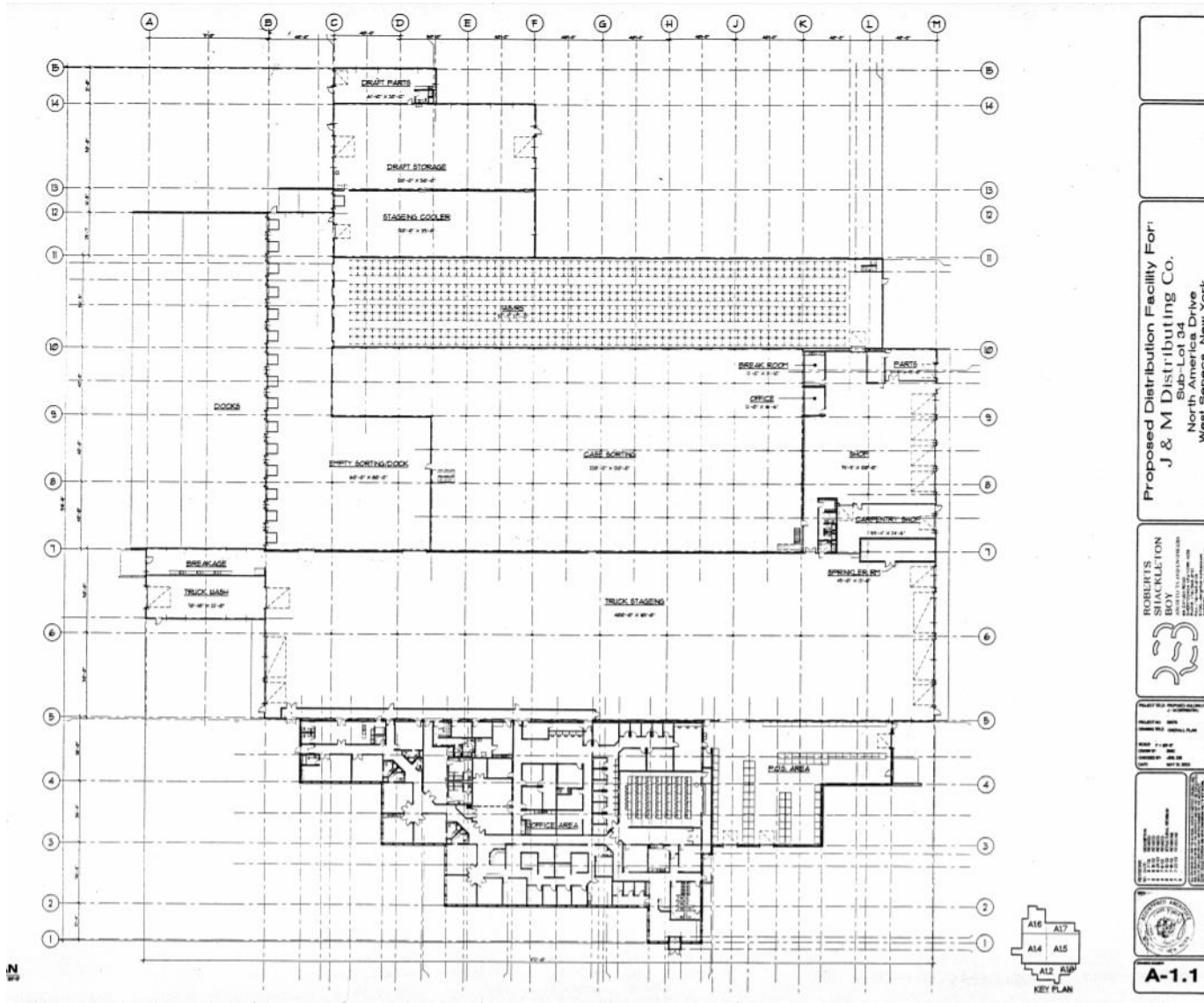




Location Map



Tax Map



Floor Plan