

# FOR SALE / LEASE 2500 North America Drive

West Seneca, New York

### 152,847 SF CLASS A DISTRIBUTION FOR SALE / LEASE

#### FORMER CERTO BROTHERS DISTRIBUTION BUILDING

BUILDING FEATURES	
Total Building Size	152,847 <u>+</u> Sq. Ft.
Total Office Size	23,500 <u>+</u> 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 spinklered throughout
- 3-Phase & 480 volt power
- 17,229 + SF 90' high bay refrigerated (38 degrees) AS/RS (automated storage & retrieval system) capable of

For more information, contact:

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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

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<u>+</u> Acres		
Additional 4 <u>+</u> Acres		
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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	4,431	63,479	181,130
Average Household Income	\$70,262	\$75,857	\$71,537
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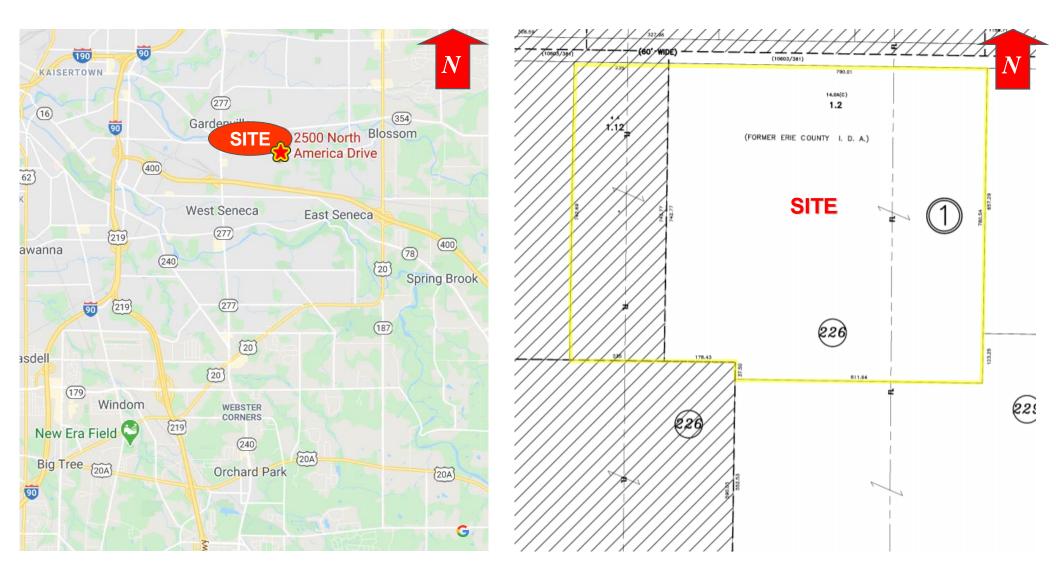
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#### Location Map

Tax Map

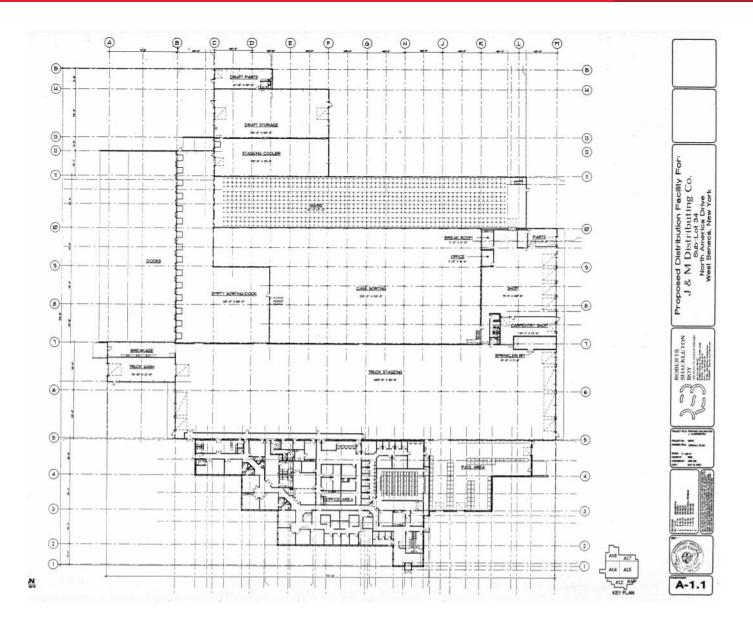
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Floor Plan

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