

17,352 SF INDUSTRIAL FOR SALE

INDUSTRIAL / WAREHOUSE OPPORTUNITY

BUILDING FEATURES

Building Size	17,352 ± Sq. Ft.
Lot Size	3.05 ± Acres
Parking	Surface Lot
Zoning	B1-B4

Property Highlights

- Industrial / Warehouse opportunity
- Excellent City of Lockport location
- 42 ± car parking lot on-site
- 1.4 ± Acres plus additional 1.09 + Acre lot in rear
- 3,400 ± Sq. Ft. finished office / showroom
- 8,900 ± Sq. Ft. mezzanine
- 400 Amp Power
- Security and fire alarm
- Handicap accessible
- Municipal water / sewer
- Ideal for: contractor, showroom, plumbing, manufacturing, service business, wholesale



For more information, contact:

ROBERT H. COWING, III
 Associate Real Estate Broker
 716.852.7500 ext 103
rcowing@pyramidbrokerage.com

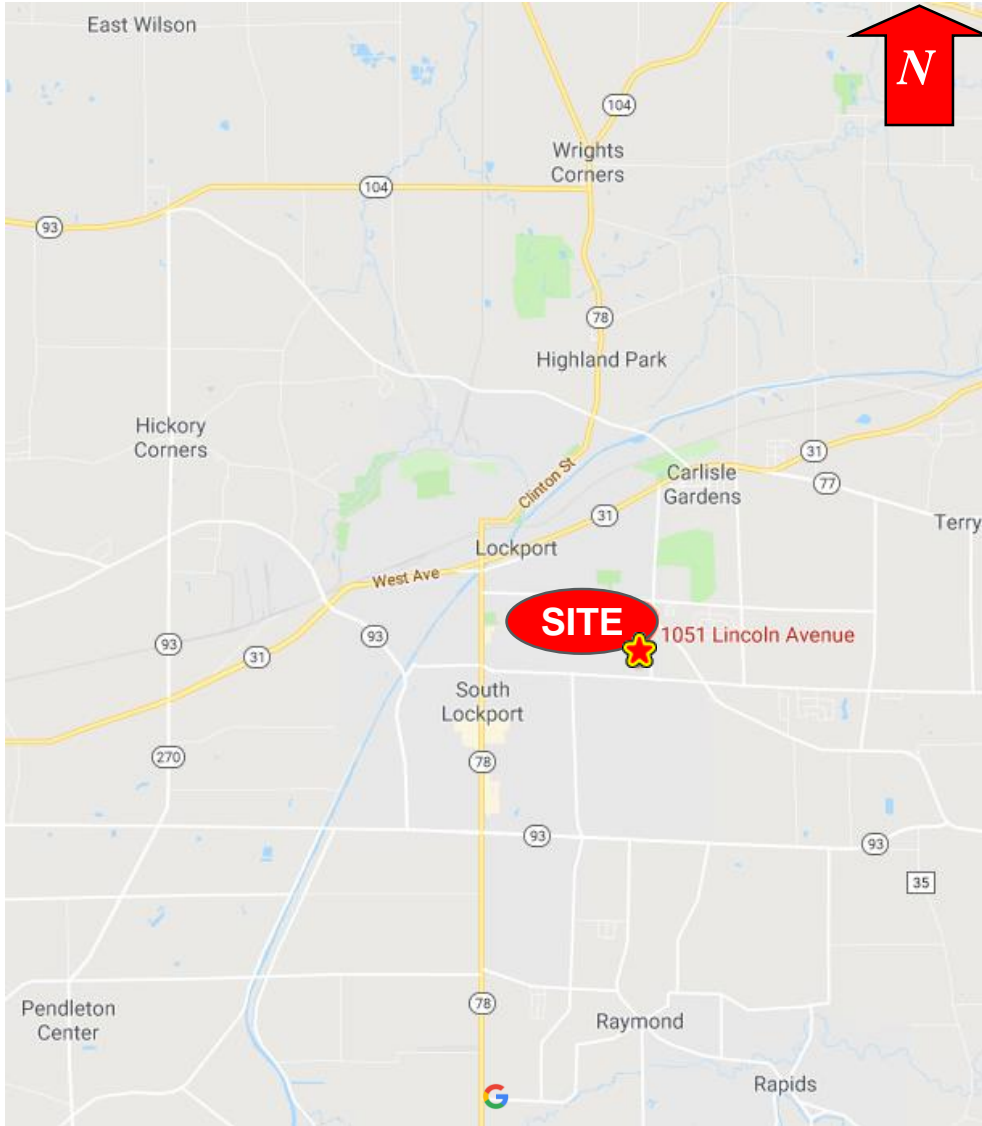
RICHARD J. SCHECHTER
 Associate Real Estate Broker
 716.852.7500 ext 102
rschechter@pyramidbrokerage.com

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

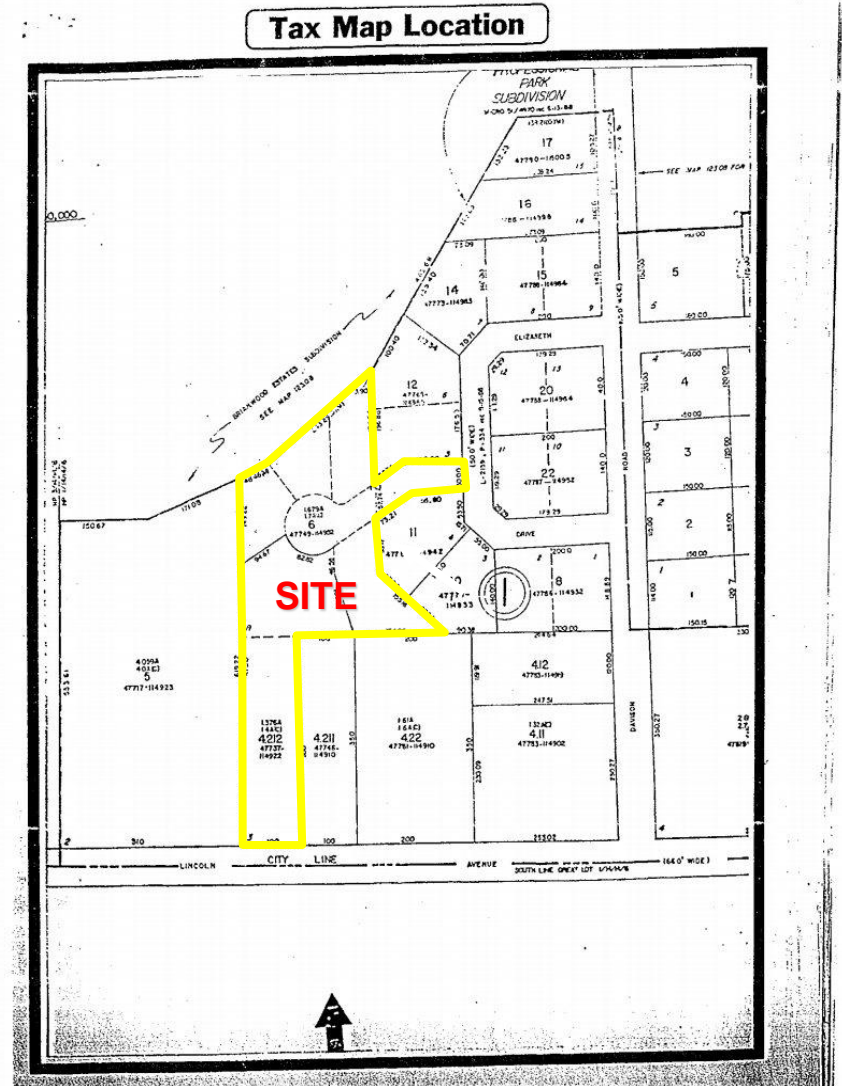
pyramidbrokerage.com

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,222	34,572	44,147
Average Household Income	\$83,621	\$67,654	\$72,206

FOR SALE
1051 Lincoln Avenue
Lockport, New York



Location Map



Tax Map