

FOR LEASE

# 85 Grand Street Lockport, New York



## PROPERTY DESCRIPTION

Great Warehouse space in Lockport! Access North and South via Route 78. From 20,000 SF to 30,000 SF available. 22' clear height. Six (6) inside truck doors. One 14' x 14' grade door. Rail access. Parking for 60 cars. **The current owner can provide warehousing services, pick & pack, bills of lading and shipping.**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,863	30,052	44,238
Total Households	5,619	12,683	18,775
Ave. Annual Income	\$49,943	\$58,446	\$62,184

## PROPERTY OVERVIEW

Lot Size	3.80 +/- acres
Total SF	170,000 +/- SF
Leasable SF	30,000 +/- SF
Lease Rate	\$3.90/SF Fully Gross
Year Built	1947
Parking	On site



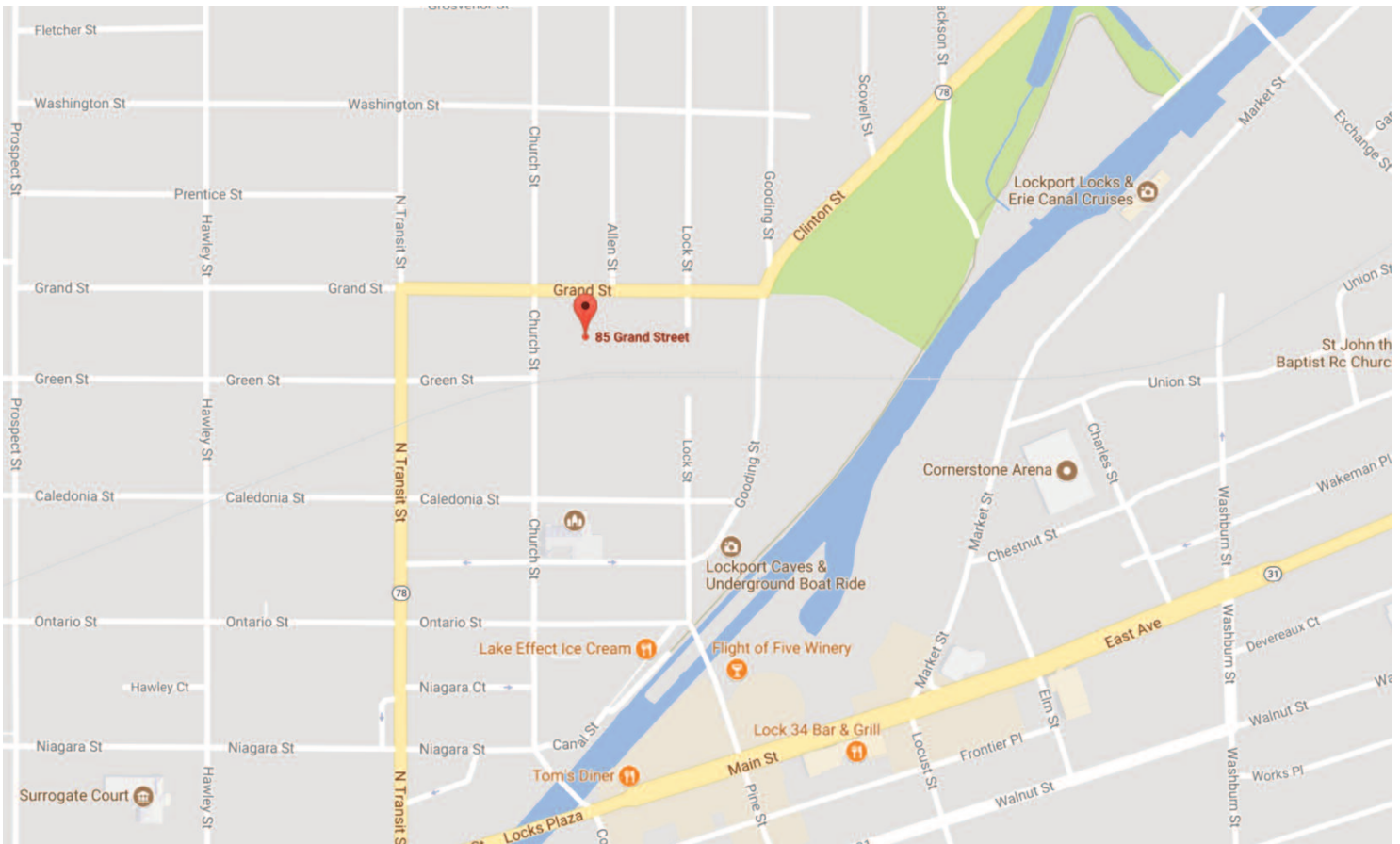
COMMERCIAL

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