

UP TO 30,000 SF OF NEW WAREHOUSE SPACE FOR LEASE

INDUSTRIAL SPACE AVAILABLE

BUILDING FEATURES

Availability	Up to 30,000 ± Sq. Ft.
Zoning	M1
Parking	Ample, On site

Property Highlights

- Up to 30,000 ± Sq. Ft. warehouse available to lease
- New warehouse to be built to the north of the two existing buildings
- Situated on Main Street, East of Transit Road
- Proximate to many businesses, restaurants, and banks
- Located next to Federal Meats, Samuel's Grande Manor, and Paula's Doughnuts
- Close proximity to NYS Thruway I-90 and fifteen minutes to the Buffalo Niagara International Airport
- Ideal for: distribution, contractors, landscapers, light manufacturing, manufacturer's representative



For more information, contact:

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,474	33,643	123,242
Average Household Income	\$105,215	\$117,914	\$104,245

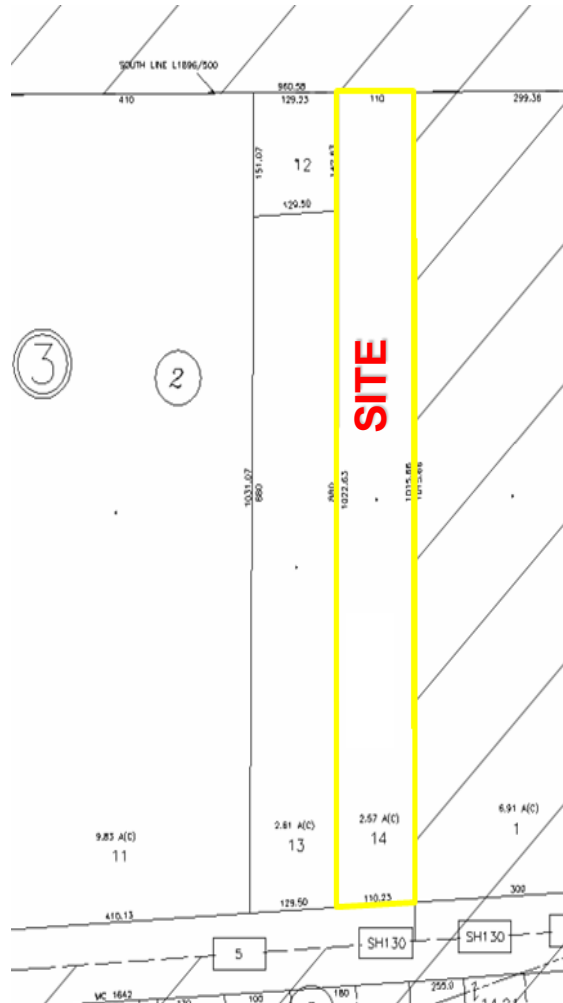
INDUSTRIAL SPACE FOR LEASE

8680 Main Street

Clarence, New York



Location Map



Tax Map / Aerial

