



60-62 Franklin Avenue

Dunkirk, NY

Office / For Lease

UP TO 10,000 SF OFFICE SPACE FOR LEASE

BUILDING FEATURES	
Total Building Size	25,290 ± Sq. Ft.
Total Available	10,000 ± Sq. Ft.
Parking	Surface Lot
Zoning	M2

Property Highlights

- Up to 10,000 ± Sq. Ft. turn-key first floor office space for lease
- Located in the heart of Dunkirk, NY
- Easy access from Route 5
- Minutes to NYS Thruway I-90 and Expressway
- Many area amenities nearby including: banks, pharmacies, restaurants, hospital, Dunkirk City Pier, and more
- Ideal for: professional office user, call center



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,825	20,898	27,598
Average Household Income	\$48,400	\$55,103	\$58,904

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RICHARD RYALL LEDYARD / Real Estate Salesperson / rledyard@pyramidbrokerage.com / +1 716 852 7500 x113

14 Lafayette Square, Suite 1900
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 +1 716 852 7500

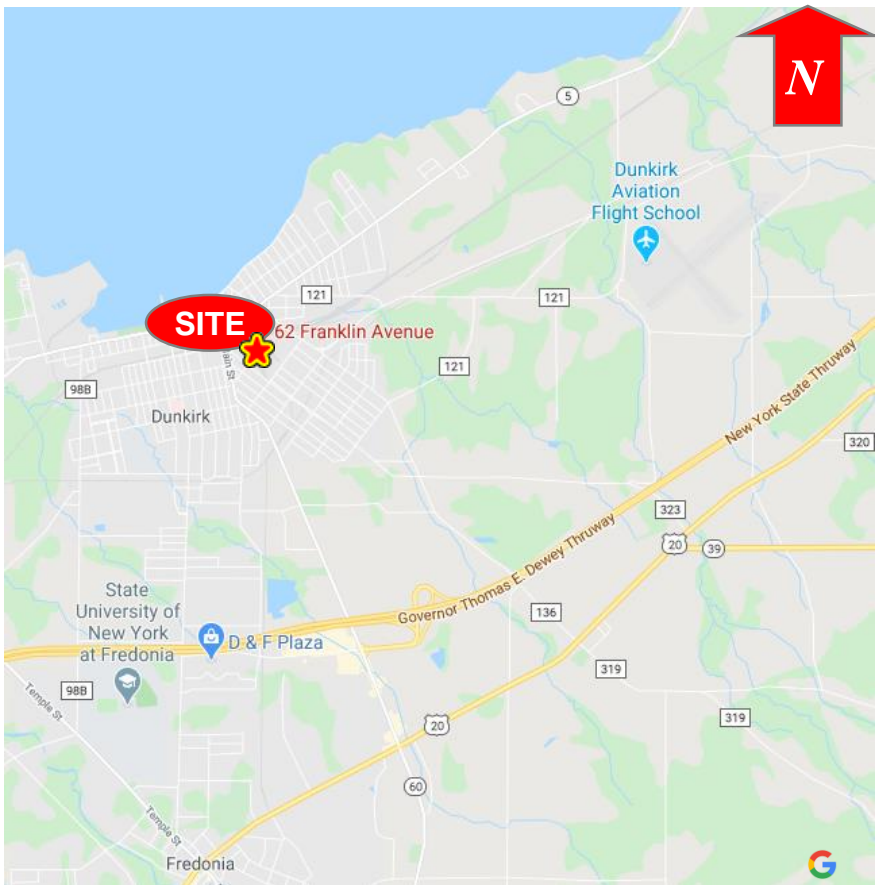
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Location Map



Floor Plan

60-62 Franklin Ave
1st Floor Square Footage

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