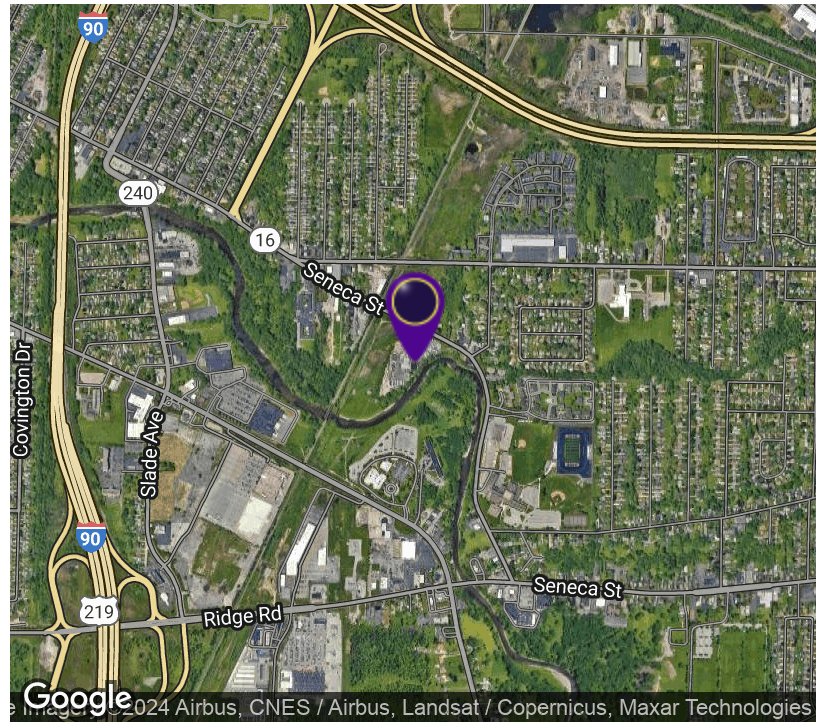


Warehouse

3155 Seneca Street, West Seneca, NY 14224



OFFERING SUMMARY

Available SF: 7,500 SF

Lease Rate: \$8.50 SF/yr (NNN)

Lot Size: 4.0 Acres

Building Size: 21,000 SF

Zoning: M-1

PROPERTY OVERVIEW

Warehouse consist of 7,500+/- SF space available immediately. Gross building consisting of 10,000+/- SF is a single sloped steel building, 12' 21' to 23' ceiling heights. Built-in 2006 one (1) dock level door, Two (2) 10'w X 14'h Drive-In doors, with 450+/- sf office newly constructed. Ample parking all around the building. Nets are Taxes \$1.00+/- SF and CAM charges \$0.33 SF.

LOCATION OVERVIEW

This property is within minutes of the NYS Thruway I-90 6minutes east of the 400 Expressway. Property is located within close proximity to Wegmans, Office Depot, Tops Supermarket, Big Lots & Fed-Ex Store. 13 minutes from Buffalo Niagara International Airport. ,

PROPERTY HIGHLIGHTS

- Ample Parking
- 14' up to 23' Ceiling Heights
- Available Space 7,500+/- SF
- Building Built in 2006
- Minutes of the NYS Thruway I-90 & just off the 400 Expressway
- Office Space
- One (1) Dock Level Door
- Two (2) 10'w X 14'h Drive-In Doors



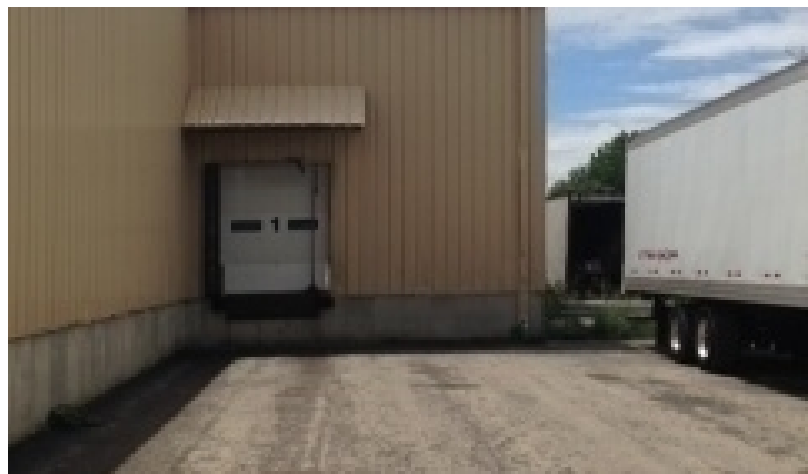
RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
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ADDITIONAL PHOTOS

Warehouse

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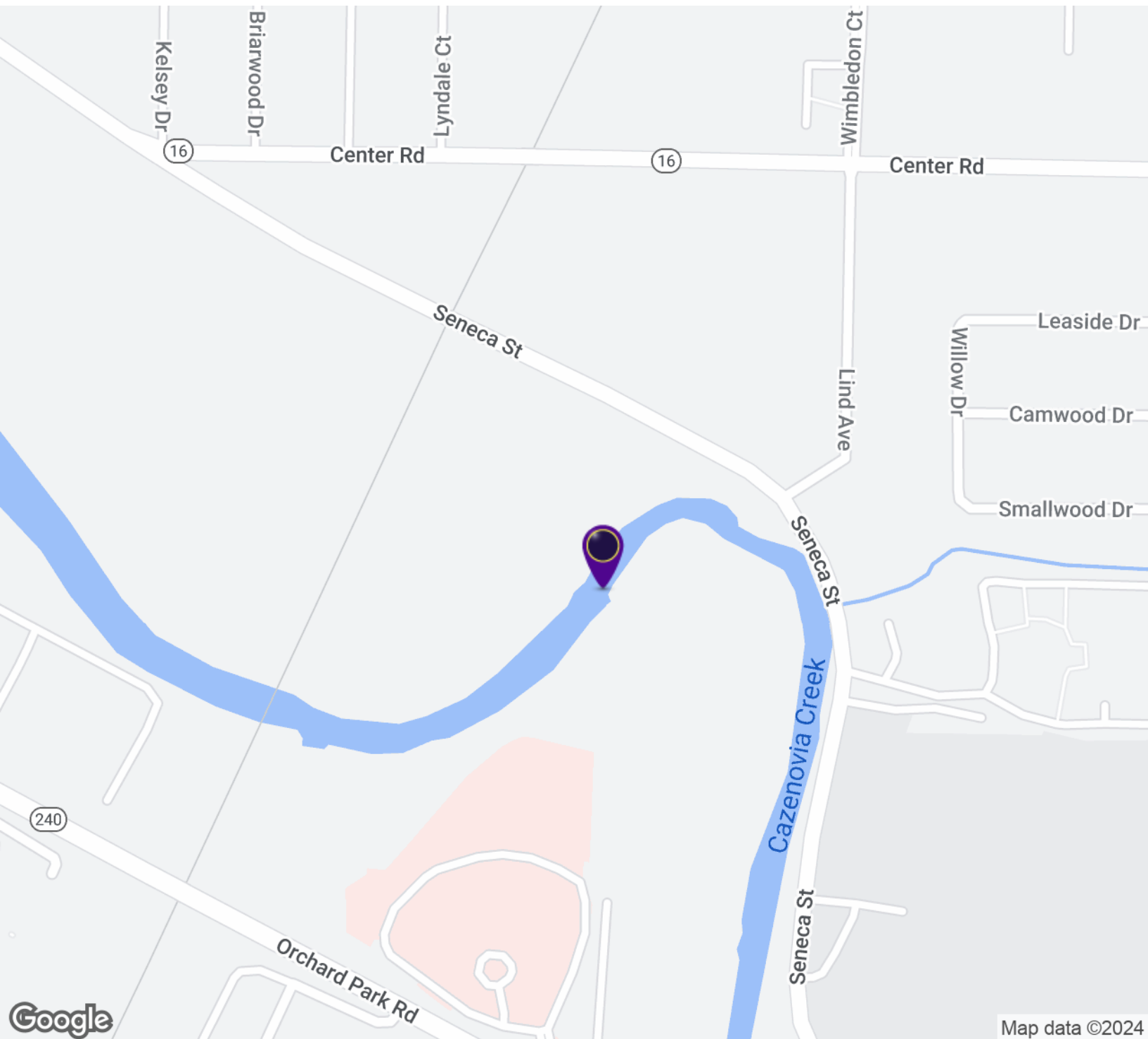


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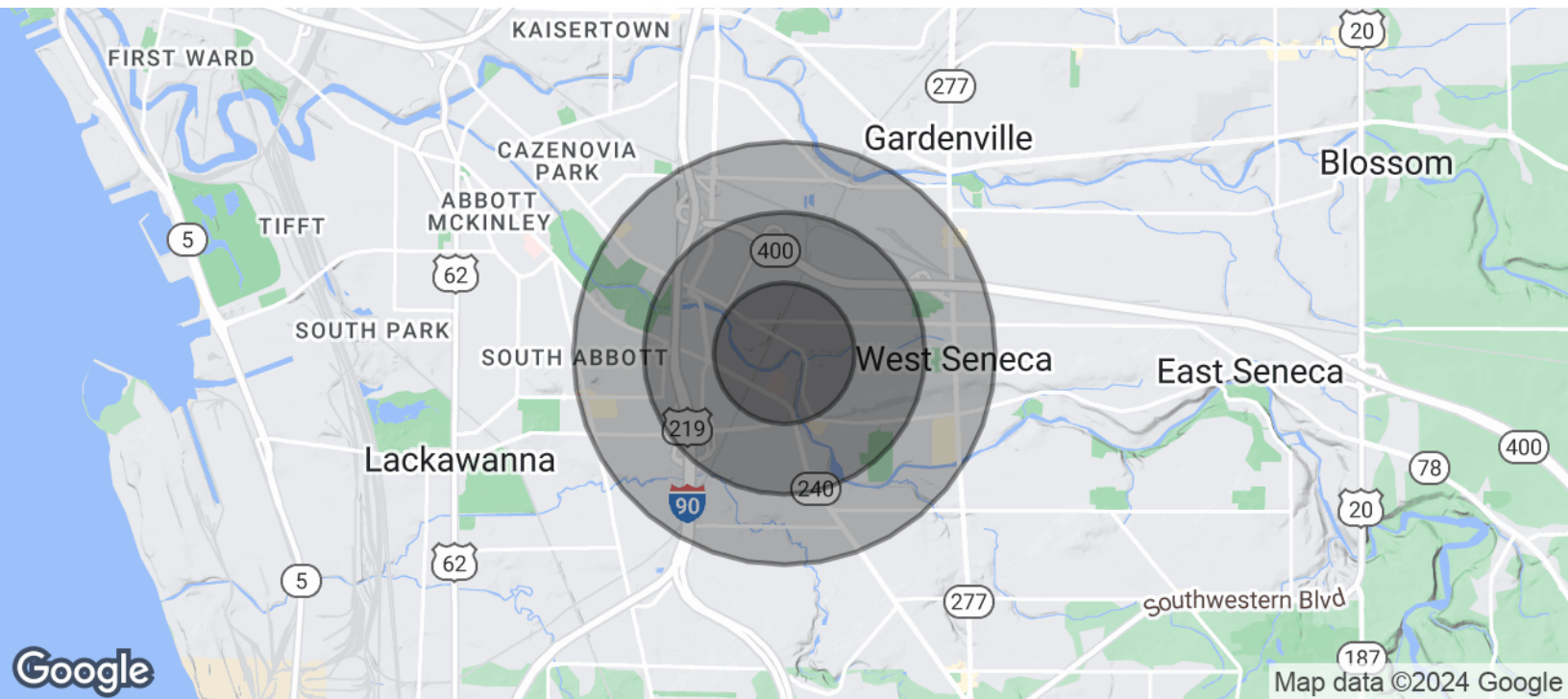
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Warehouse

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,037	7,197	18,981
Average Age	46.6	43.1	41.9
Average Age (Male)	42.0	40.4	41.1
Average Age (Female)	52.4	47.7	45.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,012	3,561	9,320
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$62,349	\$64,566	\$65,528
Average House Value	\$151,974	\$138,159	\$139,392

* Demographic data derived from 2020 ACS - US Census