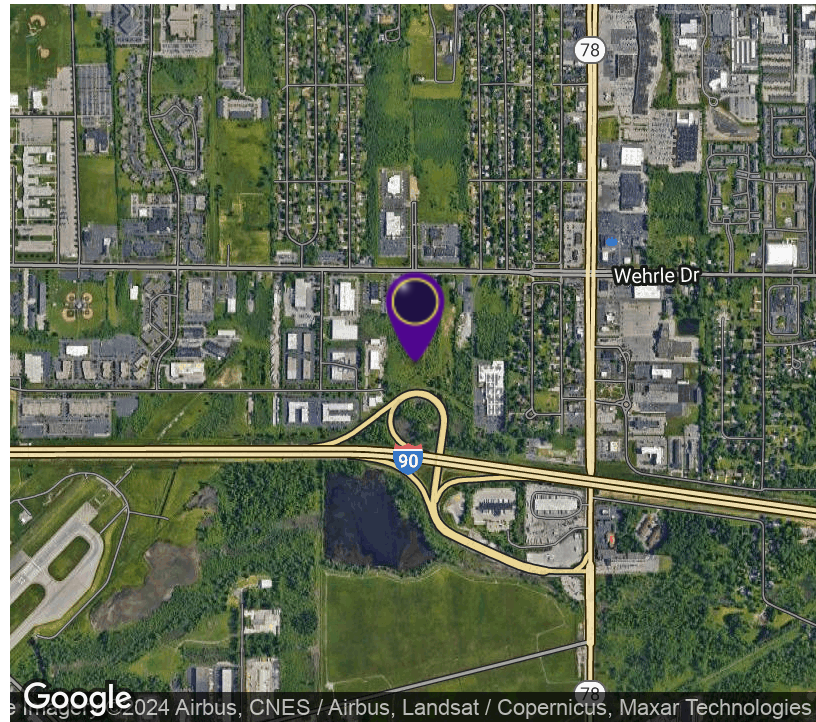


2425 Wehrle Dr

Buffalo, NY 14221



OFFERING SUMMARY

Sale Price: Call For More Details

Available SF:

Lot Size: 16.5 Acres

Zoning: RD - Research & Development

Price / SF: -

PROPERTY OVERVIEW

Excellent opportunity for a buildable lot located near Transit Road and Wehrle Drive. This 16.5+/- acres lot is zoned for Research & Development (RD) with up to 90,000 square feet of commercial/industrial uses permitted. Town of Amherst site plan approvals were received in 2021. The current approved site plan permits one 60,000-square-foot high-bay (30'+ Clear) Warehouse/Light Industrial building with 86 employee parking spaces, 42 box truck spaces, and 34 tractor-trailer spaces. The site plan is flexible to allow up to 90,000 sq ft with flexible parking requirements.

LOCATION OVERVIEW

Located on Worley Drive just west of the intersection of Worley in Transit Road. Approximately 1 mile away from the New York State Thruway IT 90 on an off-ramp. Close proximity to all the industrial/medical/professional complexes on Wehrle Drive as well as all businesses, restaurants, hotels, entertainment, etc. on Transit Road.

PROPERTY HIGHLIGHTS

- 16.5 +/- Acres of Raw Land
- Zoned Research & Development (RD)
- Up to 90,000 SF of Commercial/Industrial permitted
- Less than 1 mile to NY Thruway 90 on & off ramps
- Located adjacent to 90,000 sq ft NAPA Auto Parts Store and Distribution Center



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

2425 Wehrle Dr

Buffalo, NY 14221



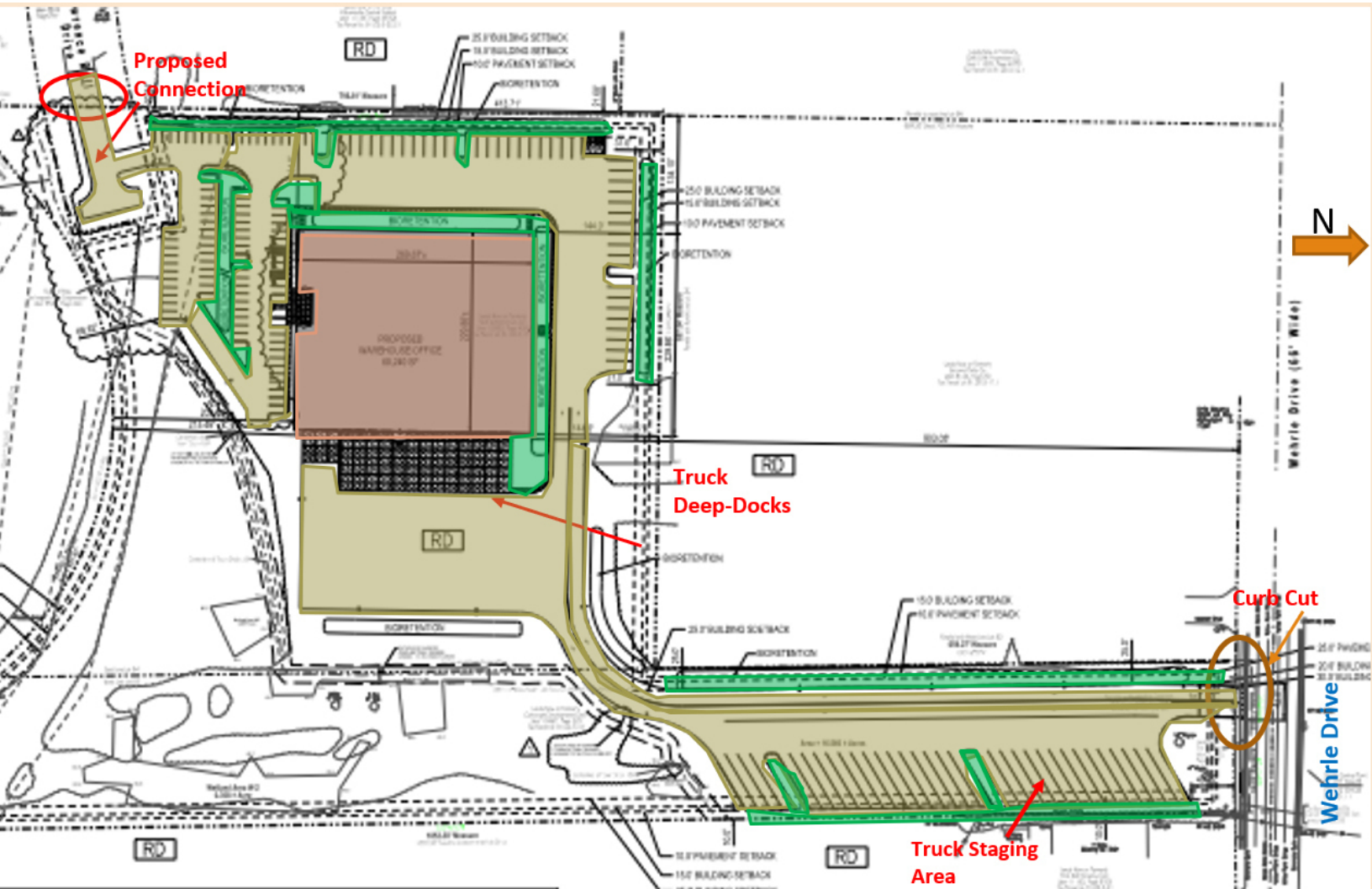
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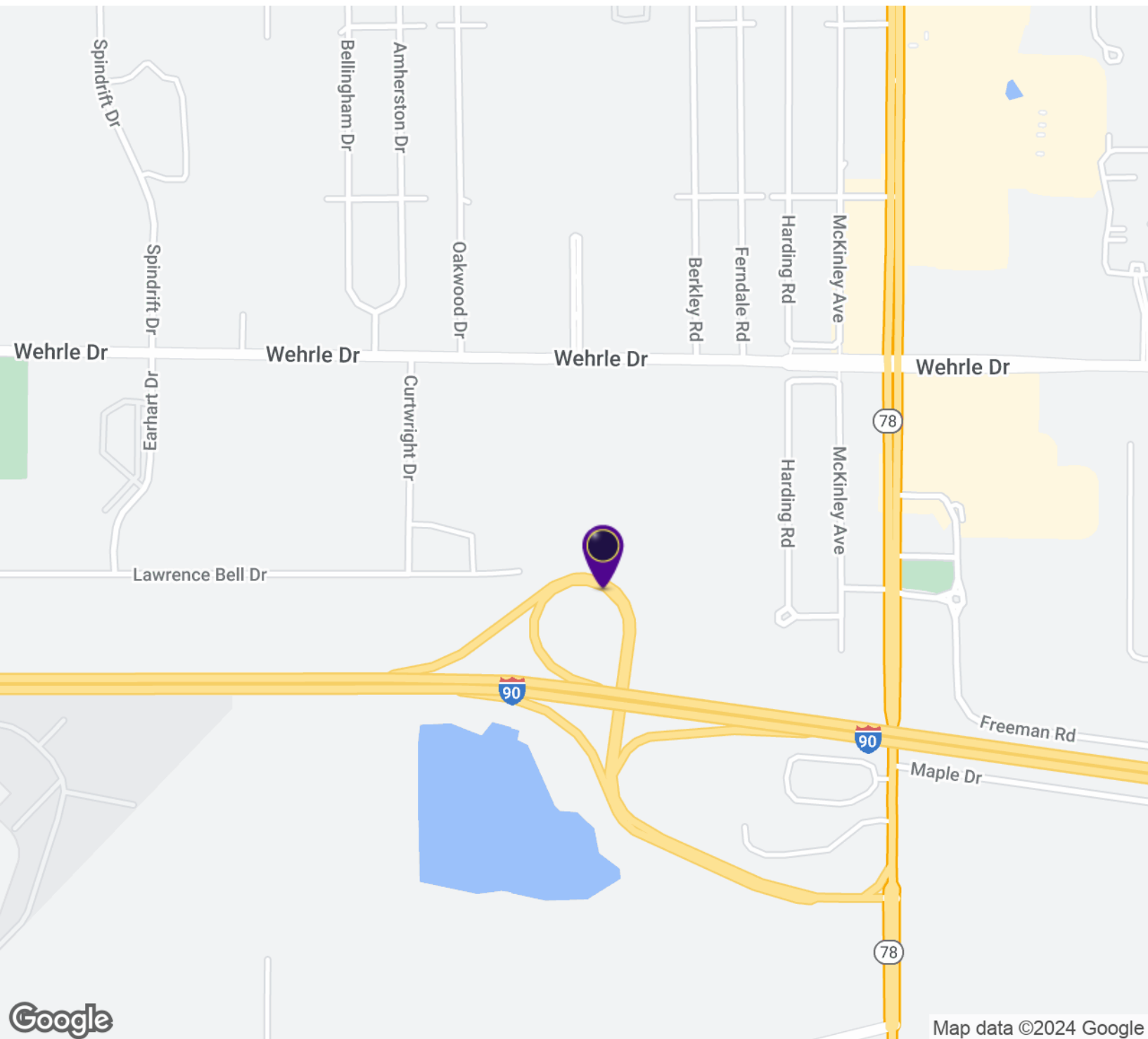
Buffalo, NY 14221



LOCATION MAP

2425 Wehrle Dr

Buffalo, NY 14221

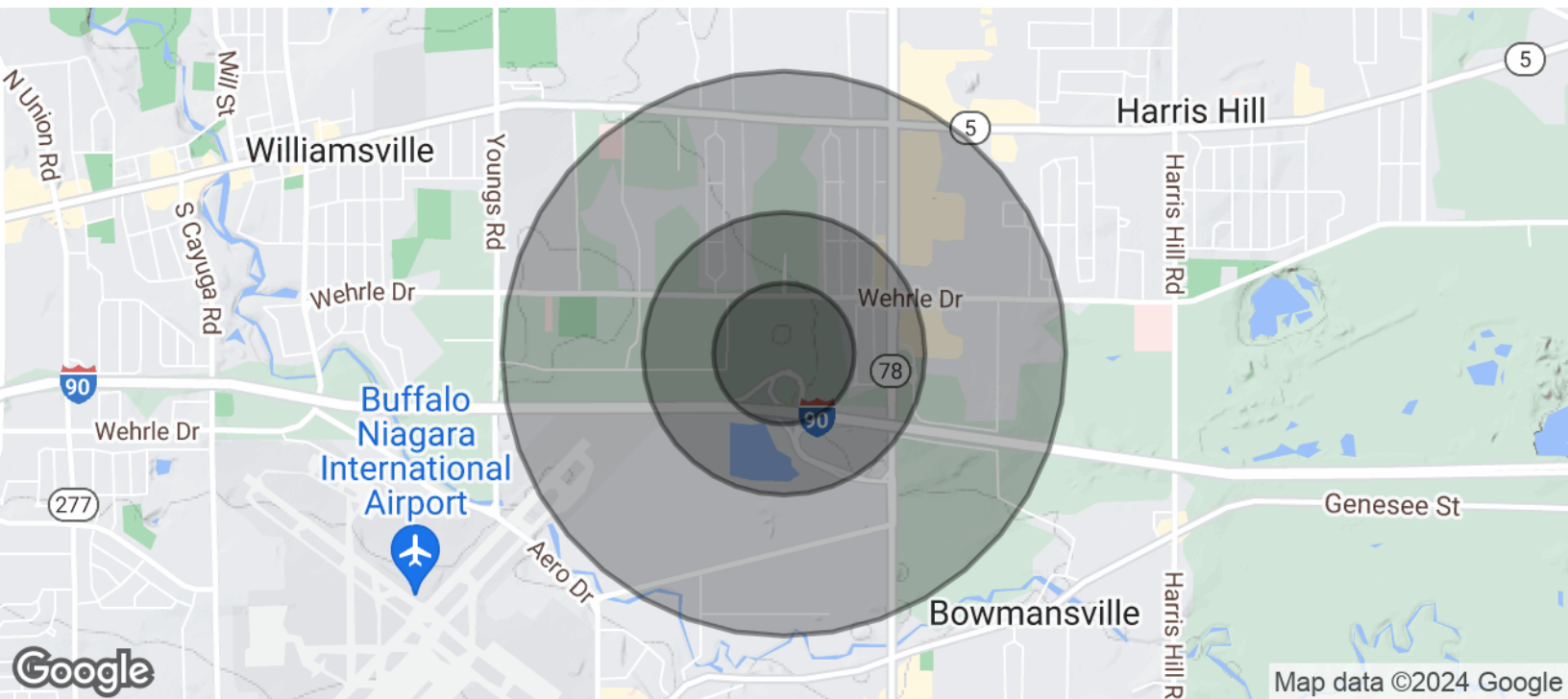


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	248	828	3,469
Average Age	43.4	43.4	42.1
Average Age (Male)	38.5	39.1	41.1
Average Age (Female)	48.4	47.3	42.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	112	375	1,541
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$106,763	\$104,338	\$105,503
Average House Value	\$195,483	\$187,825	\$209,682

2020 American Community Survey (ACS)



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