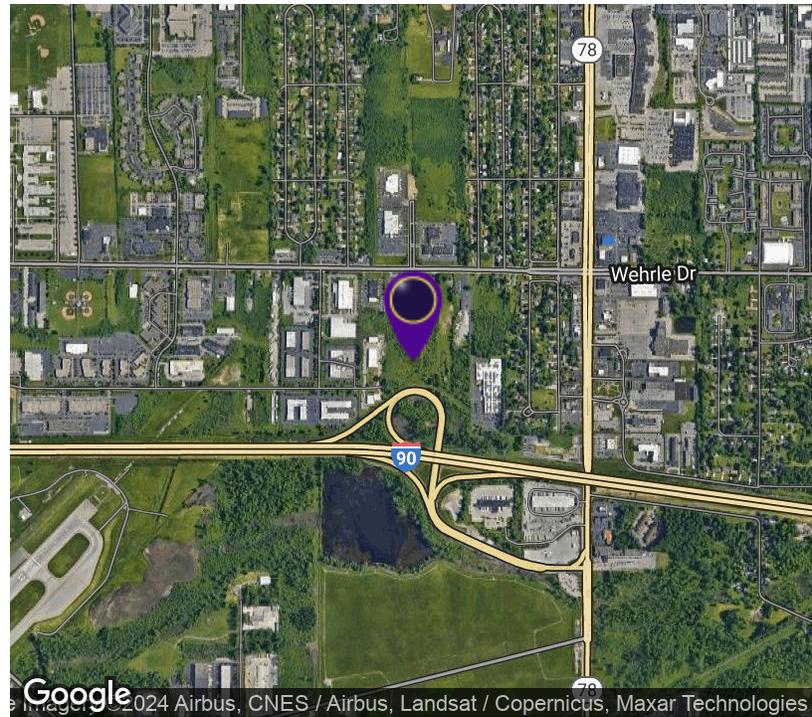


# 2425 Wehrle Dr

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



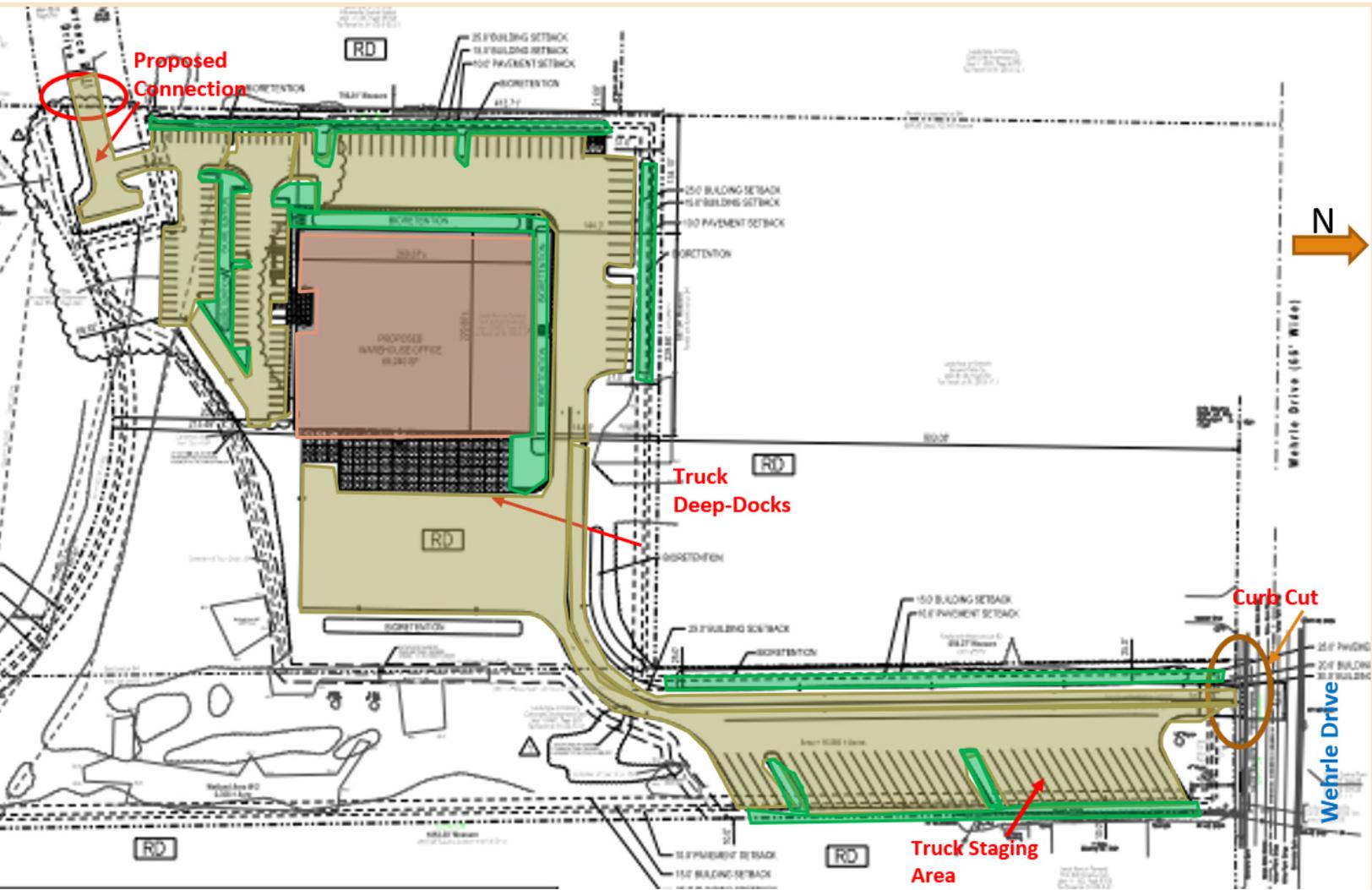
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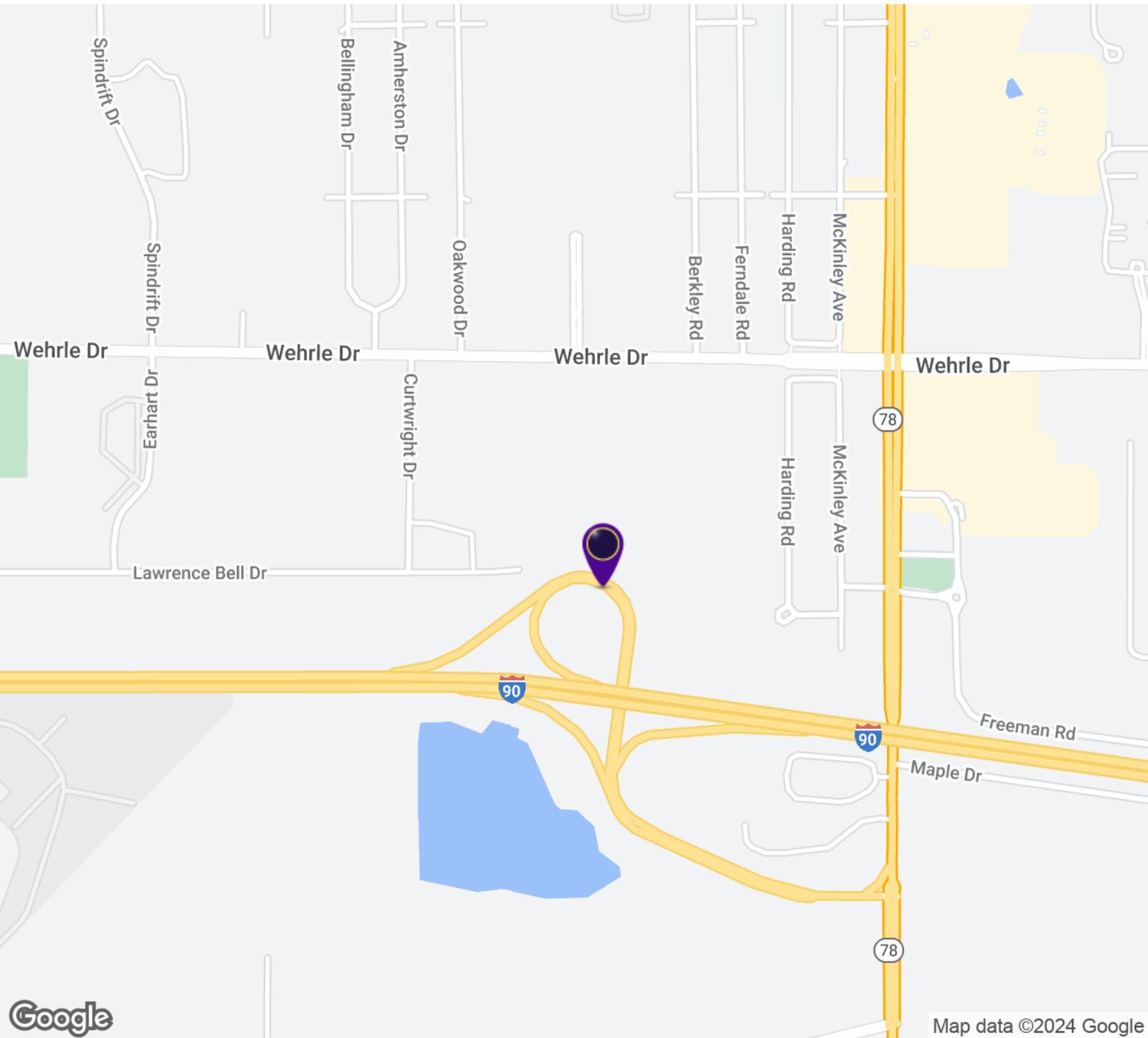
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LOCATION MAP

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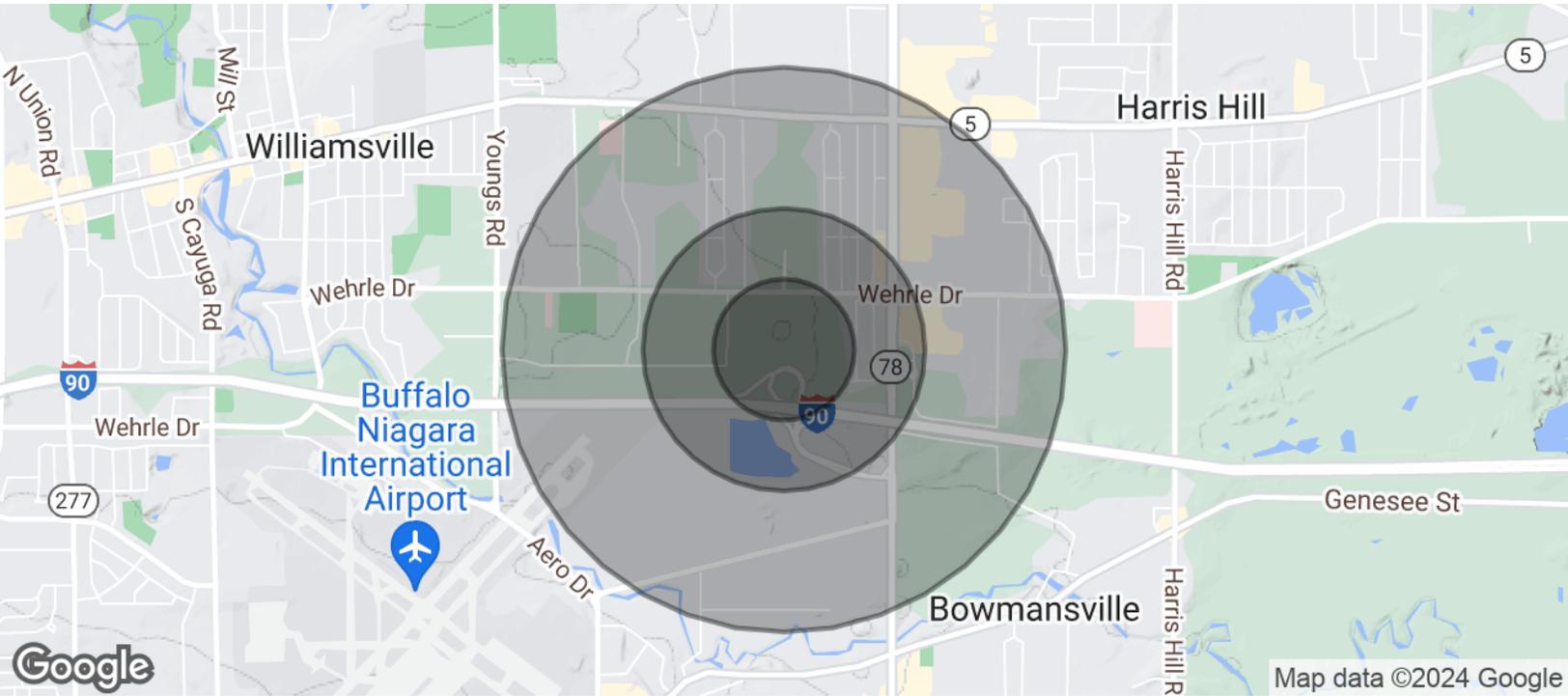


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	248	828	3,469
Average Age	43.4	43.4	42.1
Average Age (Male)	38.5	39.1	41.1
Average Age (Female)	48.4	47.3	42.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	112	375	1,541
# 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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