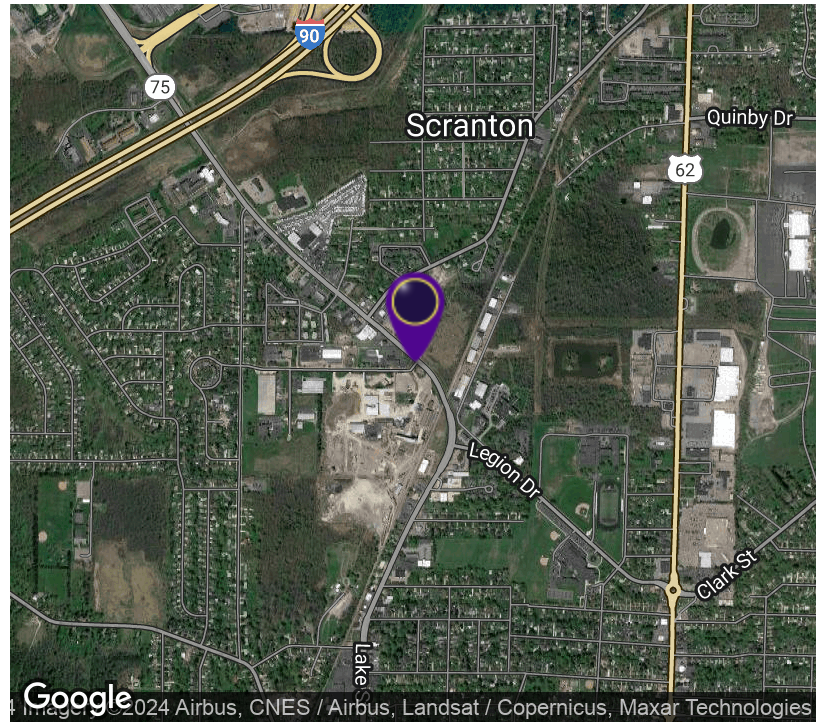


Former Industrial Cement Plant

5690 Camp Road, Hamburg, NY 14075



OFFERING SUMMARY

Available SF:	4,000 - 129,230 SF
Lease Rate:	Call for More Details
Lot Size:	53.99 Acres
Year Built:	1960
Building Size:	129,230 SF
Renovated:	2000
Zoning:	Industrial & M-2, M-3

PROPERTY OVERVIEW

Consists of a 1 and 2 story industrial complex that contains 129,230 +/- SF of buildings, situated on several contiguous lots containing a total land area of 53.99 +/- acres. 7.59 +/- acres of the site is not contiguous to the main parcel and is land locked as there is no direct street access to this parcel. 268 +/- feet of frontage along Old Camp Road. There is additional frontage and access from Englewood Avenue and Elmview Avenue. There is good access to the property. All utilities including gas, electric, telephone and water are accessible to this site. Electricity for the building is obtained through low voltage power lines. Adequate input of 800 amp volt electric service. Improvements include asphalt paved parking areas, curbing, signage, landscaping, yard lighting and drainage. There is a master meter for the property. The buildings have a backup generator. Sprinklers are in some areas. The site consists of two concrete batch plants, a structural Precast plant, concrete block plant, a builders supply warehouse, truck repair shop, fabricating shop, rail cement/aggregate unloading facilities aggregate storage building, engine storage building, main office building and concrete products storage. There is adequate drive and loading areas to each of the buildings. Zoning is Heavy Industrial, M-2 and M-3 the current use is Manufacturing



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LOCATION DESCRIPTION

Property is located in the community of New Hamburg in Erie County, within the greater Buffalo area on the west side of Camp Rd at the intersection of Elmview Avenue in the southern section of the Buffalo market. Boundaries of the immediate area are Interstate 190 and the City of Buffalo CBD to the north, Ridge Road and the Town of Lackawanna to the south, US Route 62/South Park Avenue the Town of West Seneca to the east and Lake Erie to the west.. Other local landmarks include Ford Buffalo Plant to the northwest and the High Mark Stadium to the north. The Central Business District of Buffalo is 8.0 miles north of the property. Regional access to the area from points east is primarily provided by the New York State Thruway/Interstate 90. US Route 20 runs parallel to the Thruway and also provides access from the eastern portion of the state. Interstate 90 continues west, along the southern coast of Lake Erie, into Pennsylvania and Ohio. US Route 219 follows a north/south course, from Buffalo into Pennsylvania and eventually Maryland. The Buffalo Niagara International Airport is located just 10 minutes east of downtown Buffalo.

PROPERTY HIGHLIGHTS

- Excellent Location
- Minutes from New York State Thruway I-90 Exit 57
- 16'-26' Ceiling Heights
- 3 Phase 480 Electrical Service
- Plenty of Outside Storage
- 800 AMPS
- 17 Buildings

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2	Builders Supplies	15,350	1960s	1 story warehouse, masonry and steel. Mostly unheated. 20' ceiling	Average
3	Shop/Garage #3	8,165	1975	Fleet maintenance, masonry building, 5 truck doors in front and 4 in back	Average
4	Kilns	8,882	1950s	Masonry block and steel roof. 6 kilns	Average
5	Block Plant	24,245	1950s	Connected to Kilns bldg. Masonry block 20' ceilings	Average
6	Shop/Garage #11	3,742	1950s	Ready Mix Shop. 3 Truck Doors	Average
7	Shop/Garage #12	3,996	1960s	Masonry block and Steel. 16' Ceiling. Some Mezz Space	Average
8	Office #13	1,175	1992	Two Story Office. Adjoins Bldg 12. Two Offices	Average
9	Garage #4	6,306	1960s	One story masonry. 7 OH doors	Average
10	2 Covered Storage Shelter	28,412	1970s	Materials Shelters no side walls. 12' stacking height	Good
11	Precast Plant	18,044	1990s	Butler Building. Masonry lower half. 4 truck doors. 1,980 two story office section	Average
12	Precast Building	17,226	1960s	Masonry building with 20' ceiling. Interconnected with Precast Plant. Open Industrial Space. 2 Sliding doors.	Average
13	Equipment Storage	4,952	1960s	One story masonry block. 2 OH doors, one swing open door	Average
14	Batch Plant	2,800	1960s	One & Two story. Mostly below grade. Two level office area	Average
15	Rail Loading Bldg	4,800	1950s	Shell Structure used for unloading aggregated materials from rail cars	Good
16	Aggregated Storage	4,200	2000s	Concrete Silos used for storage. 20x20 and 75 feet high	Good
17	Engine House	6,000	2002	Steel frame used by Railroad. 2 OH doors	
		162,442			

ADDITIONAL PHOTOS

Former Industrial Cement Plant

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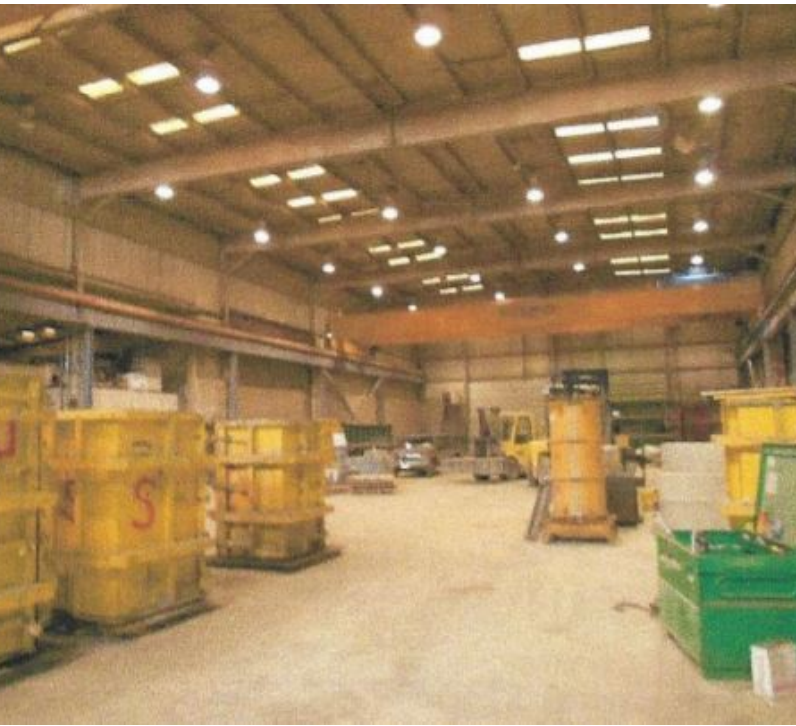
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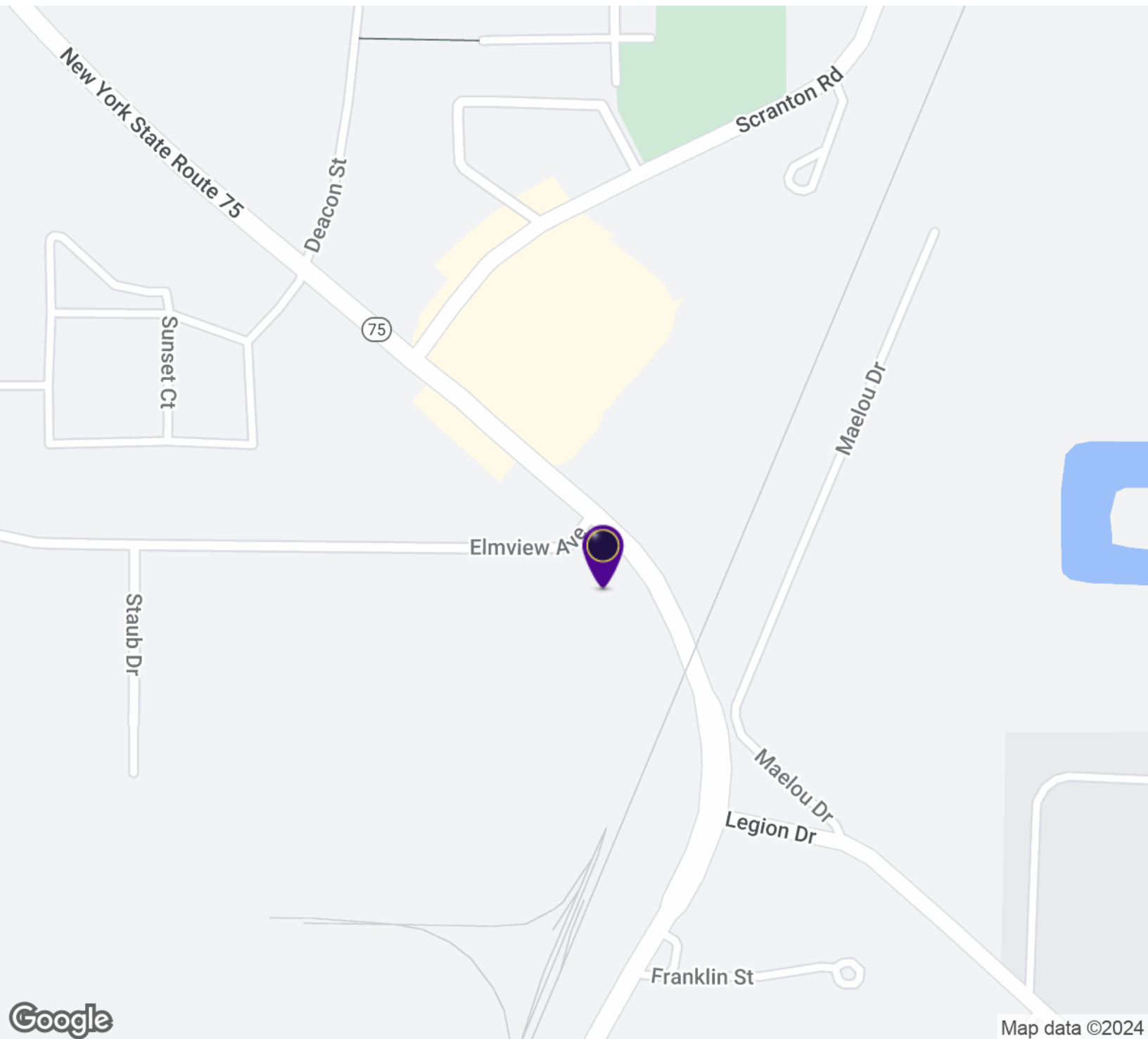
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LOCATION MAP

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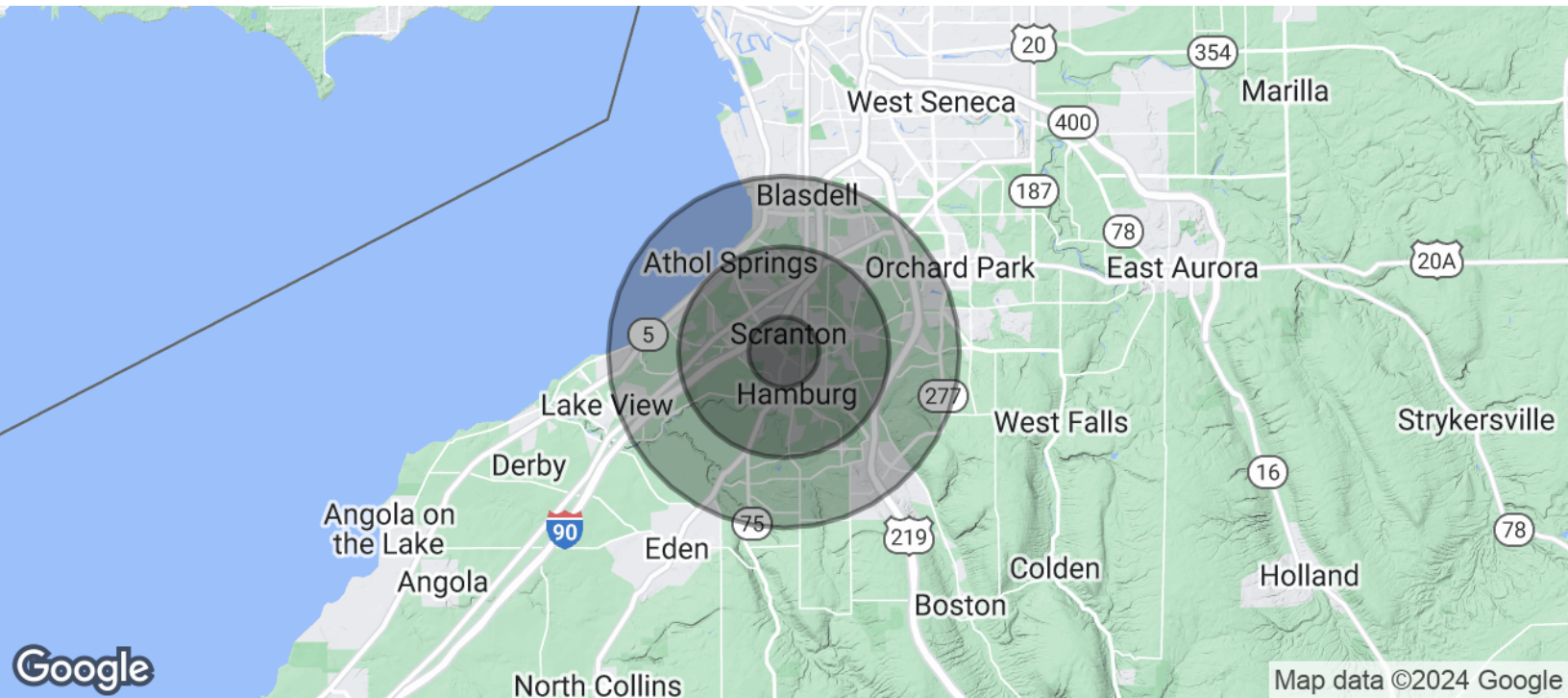


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,750	39,112	74,123
Average Age	40.4	42.8	42.2
Average Age (Male)	38.6	40.7	40.5
Average Age (Female)	42.7	45.0	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,280	15,983	30,741
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$82,798	\$72,312	\$69,548
Average House Value	\$155,410	\$154,669	\$154,592

2020 American Community Survey (ACS)



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