

FOR SALE

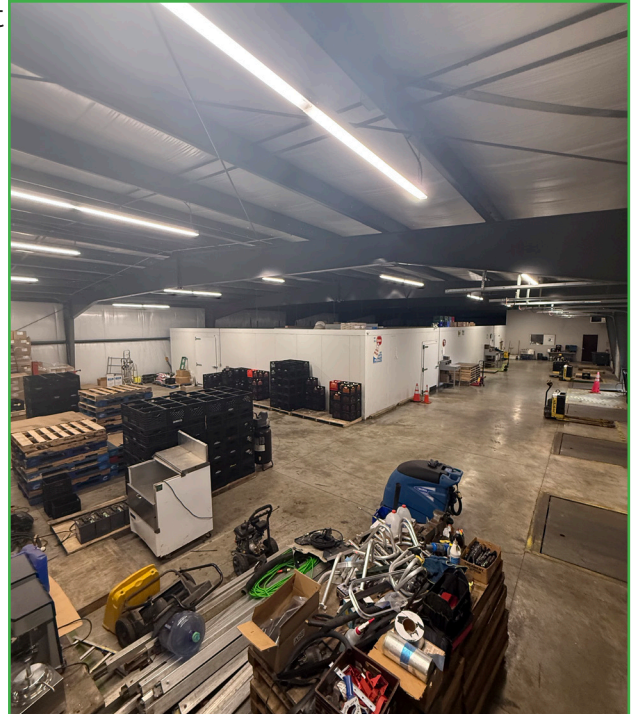
9,240 SF Industrial Facility on 2.2 Acres

3600 Commerce Pkwy, Lancaster, NY 14086



Property Highlights:

- Expansion potential on-site for long-term growth
- Ideal for food distribution, cold storage, warehousing, manufacturing, or logistics operations
- Modern construction with efficient warehouse layout
- 300-amp electrical panel, 480V electrical service
- Three dock doors accommodate box trucks
- Six trailer-height dock doors
- 4,000 SF of refrigerated/cooler space, 500 SF of finished office space
- 13-foot clear ceiling height
- Clear span building offering maximum operational flexibility
- Located in Lancaster Industrial Park with excellent access to major highways and regional transportation routes
- 9,240 SF industrial facility built in 2018
- List Price: \$1,200,000



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Richard Wadsworth

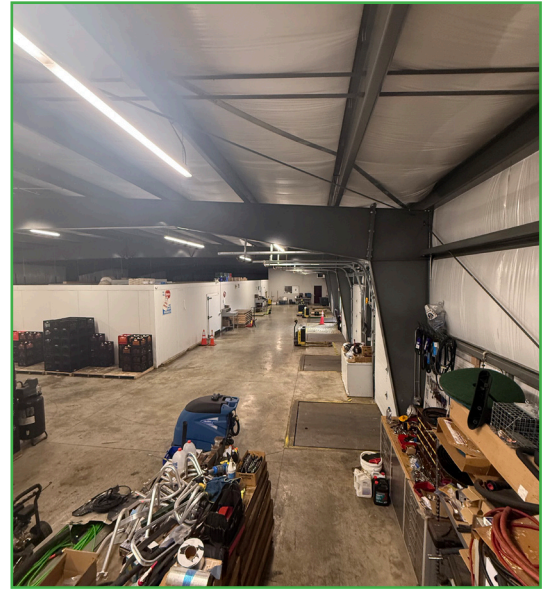
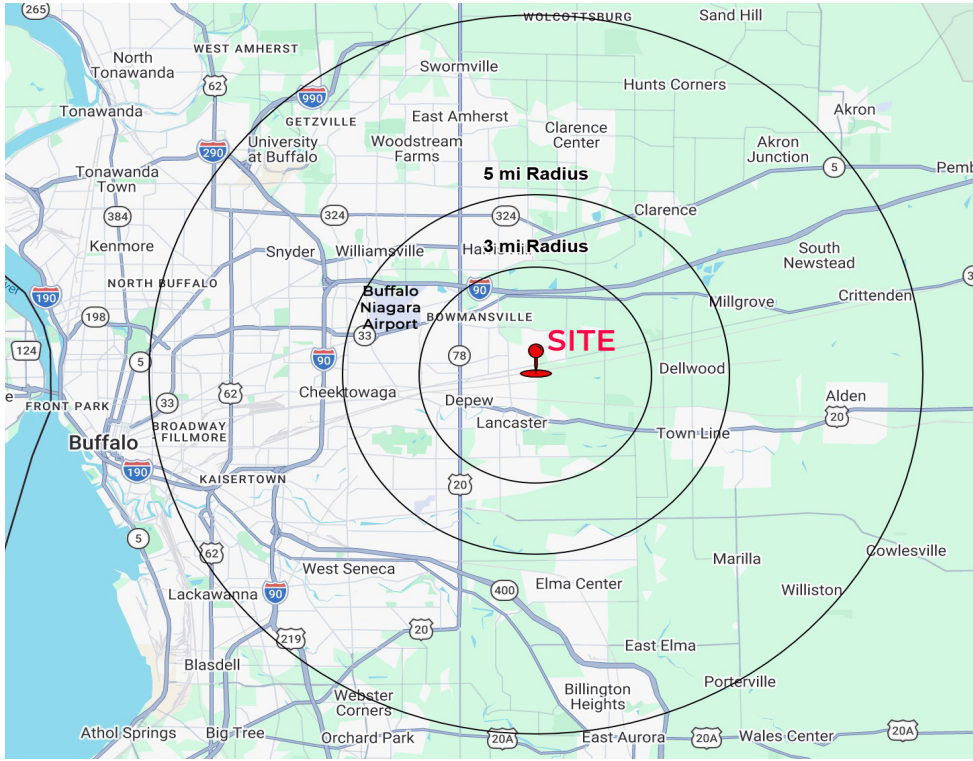
Real Estate Salesperson

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