

111 West Avenue

Albion, New York 14411

\$1,000,000



111 West Avenue

Albion, NY 14411

For Sale

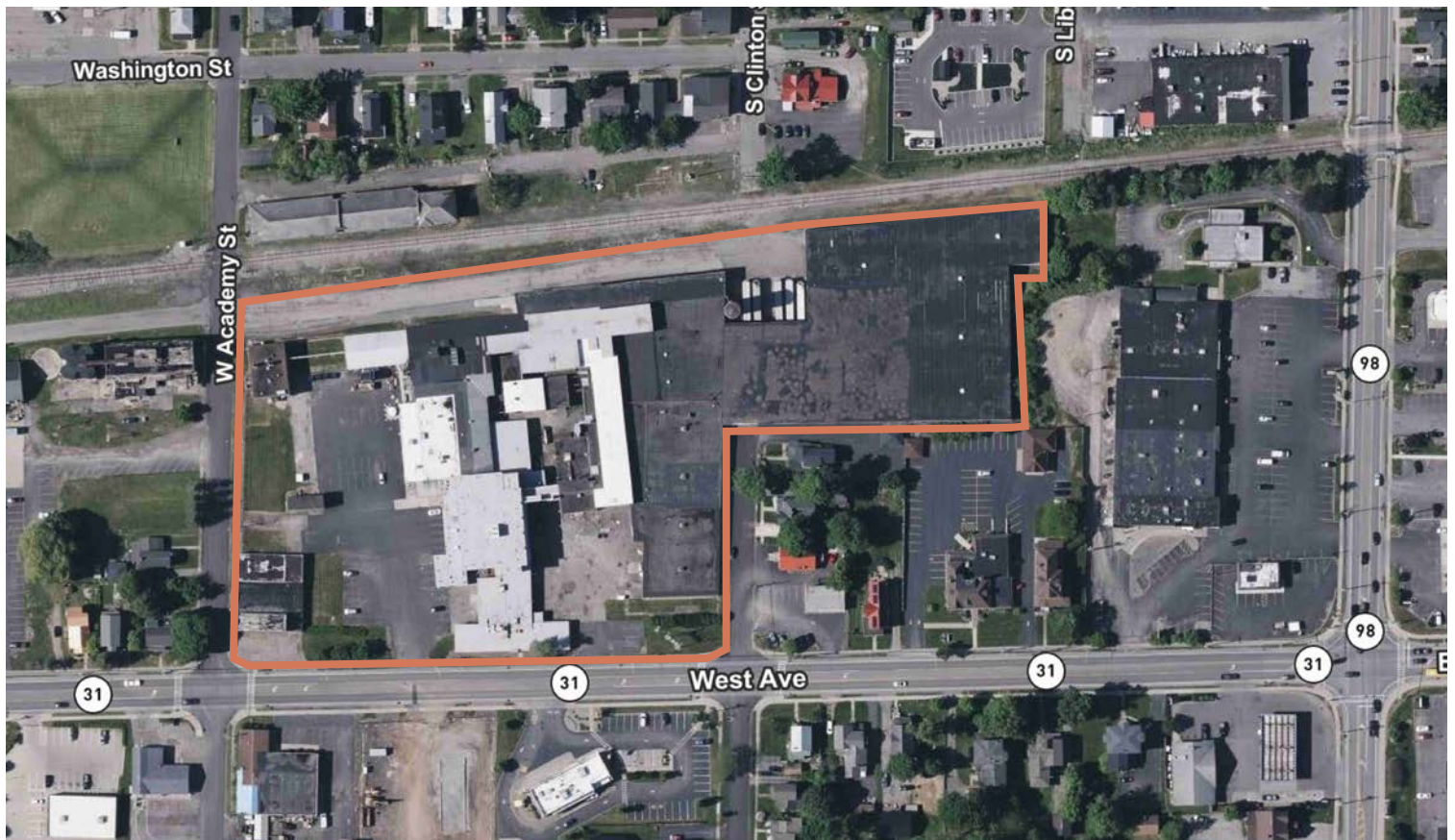
245,455 SF industrial facility located in Albion, a small village in Orleans County between Buffalo and Rochester. The property was the longtime home of a manufacturer of freeze-dried products which utilized a mix of production, warehouse, and cold storage spaces throughout the facility. The original construction dates back to 1955 with multiple additions in the 1960s and 1970s.

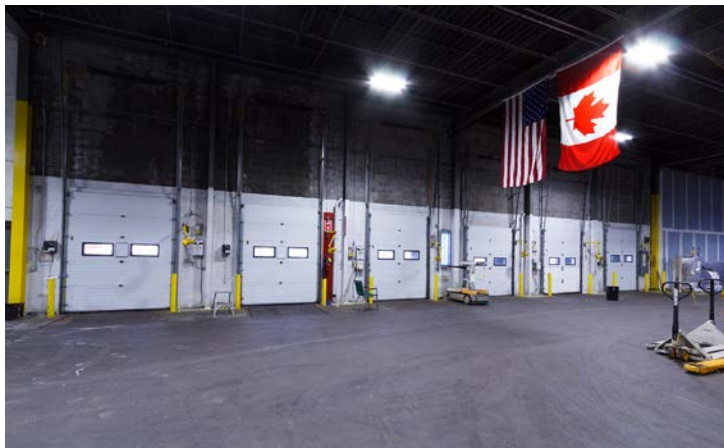
Property Highlights

- + 245,455 SF on approximately 7 AC
- + Clear Heights: 12'-18' throughout the manufacturing spaces and 20' in the warehouse
- + Column Spacing: Varies from 27'x39' to 39'x39'
- + Grade Doors: 2
- + Dock Doors: 8 with levelers
- + Freight Elevator: 1
- + Cold Storage: 3 walk-in freezers (11'x39', 13'x49', 18.5'x28')
- + Heavy Power: Three-Phase 1,000A; 220/240/480V
- + Wet Sprinkler
- + Production spaces include freeze dryer chamber rooms, processing area, sanitation room, and maintenance shop
- + Zoning: LI - Light Industrial (Village of Albion)
- + Adjacent to active rail lines (Falls Road Railroad Co.)
- + 16 mi. to I-90/NYS Thruway (Exit 48 - Route 98/Batavia)
- + Within a one hour drive of U.S.-Canada border — 46 mi. to Lewiston-Queenston Bridge; 56 mi. to Peace Bridge

Orleans County Demographics

2025 Total Population	38,814
2025 Employees	12,947
Median Household Income	\$63,808
2025 Employed Civilian Population 16+	17,486 (95.2%)
2025 Employed Civilian Population 16+ Blue Collar & Services	8,521 (48.7%)





111 West Avenue
Albion, NY 14411

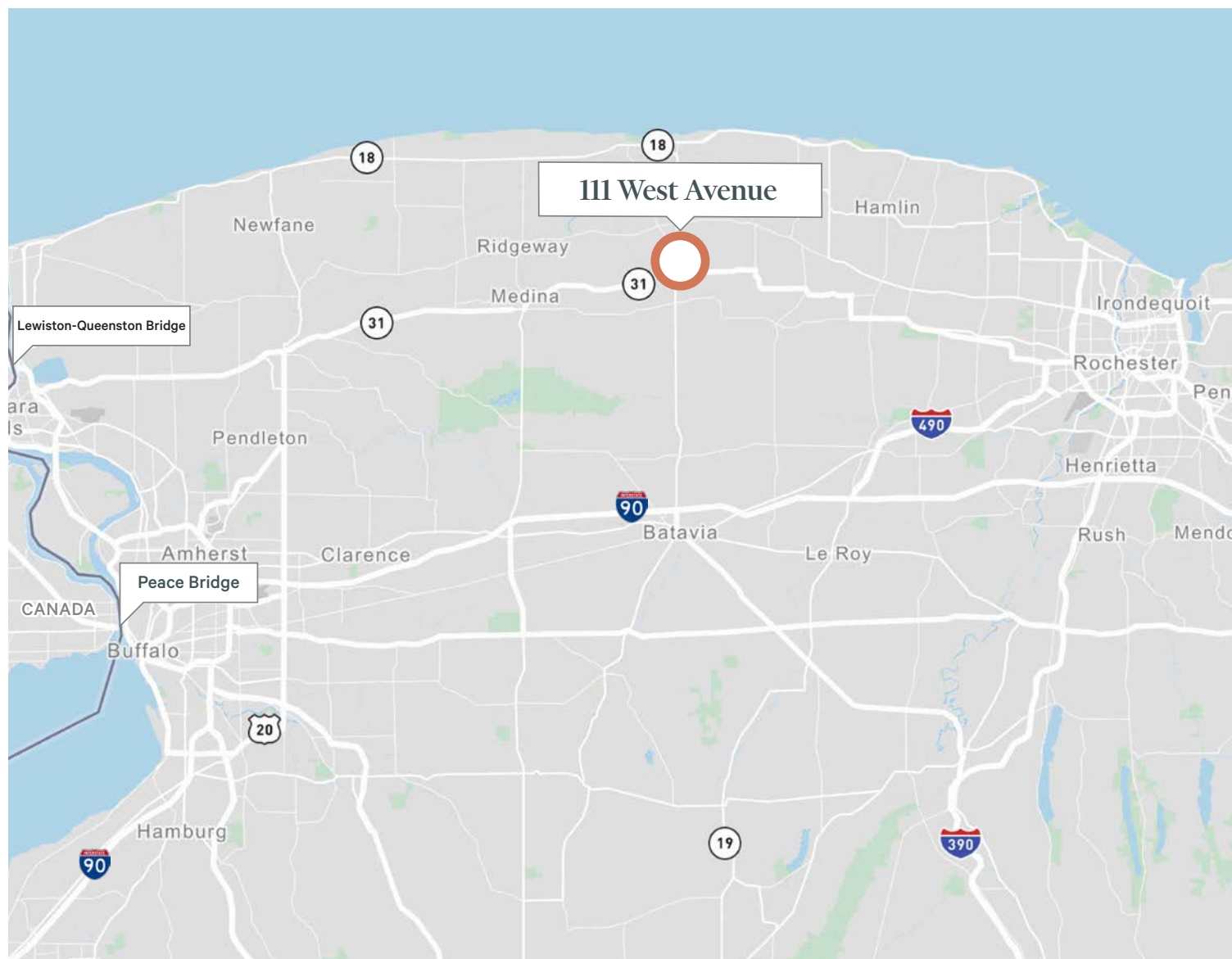
For Sale



111 West Avenue

Albion, NY 14411

For Sale



Contact Us

Lida Eberz

Lic. Real Estate Salesperson
+1 716 855 3700 x 8708
lida.eberz@cbre-buffalo.com

Tom Roberts

Lic. Real Estate Salesperson
+1 716 855 3700 x 8707
tom.roberts@cbre-buffalo.com

CBRE Upstate NY

500 Seneca Street, Suite 507
Buffalo, New York 14204
+1 716 855 3700

© 2025 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.