



FOR SALE

126,659 \pm SF INDUSTRIAL BUILDING ON 8.27 \pm ACRES

Property Highlights

- Former Brady Corporation building for sale in Amherst, NY
- 126,659 \pm SF Industrial Facility on 8.27 acres consisting of 43,000 \pm SF warehouse, 37,659 \pm SF office, 23,000 \pm SF manufacturing and 23,000 \pm SF distribution space
- Features nine (9) truck docks and two (2) grade-level doors
- 19' clear height with 6" concrete floors
- Equipped with 1,888 solar panels, generator, and 750 KVA, 600 KW transformer
- Air conditioned (except in warehouse) with wet sprinklers throughout
- Zoned R&D with a 2020 roof under 20-year warranty
- Access from Wehrle Drive via permanent easement
- Conveniently located near NYS I-90 and Transit Road
- Ideal For: manufacturing, distribution, warehousing, corporate HQ, or light assembly

Building Features

Building Size	126,659 \pm Sq. Ft.
Lot Size	8.27 \pm Acres
Zoning	R&D

Demographic	1 Mile	3 Miles	5 Miles
Population	3,582	57,860	162,130
Average H.H. Income	\$121,758	\$114,144	\$119,503

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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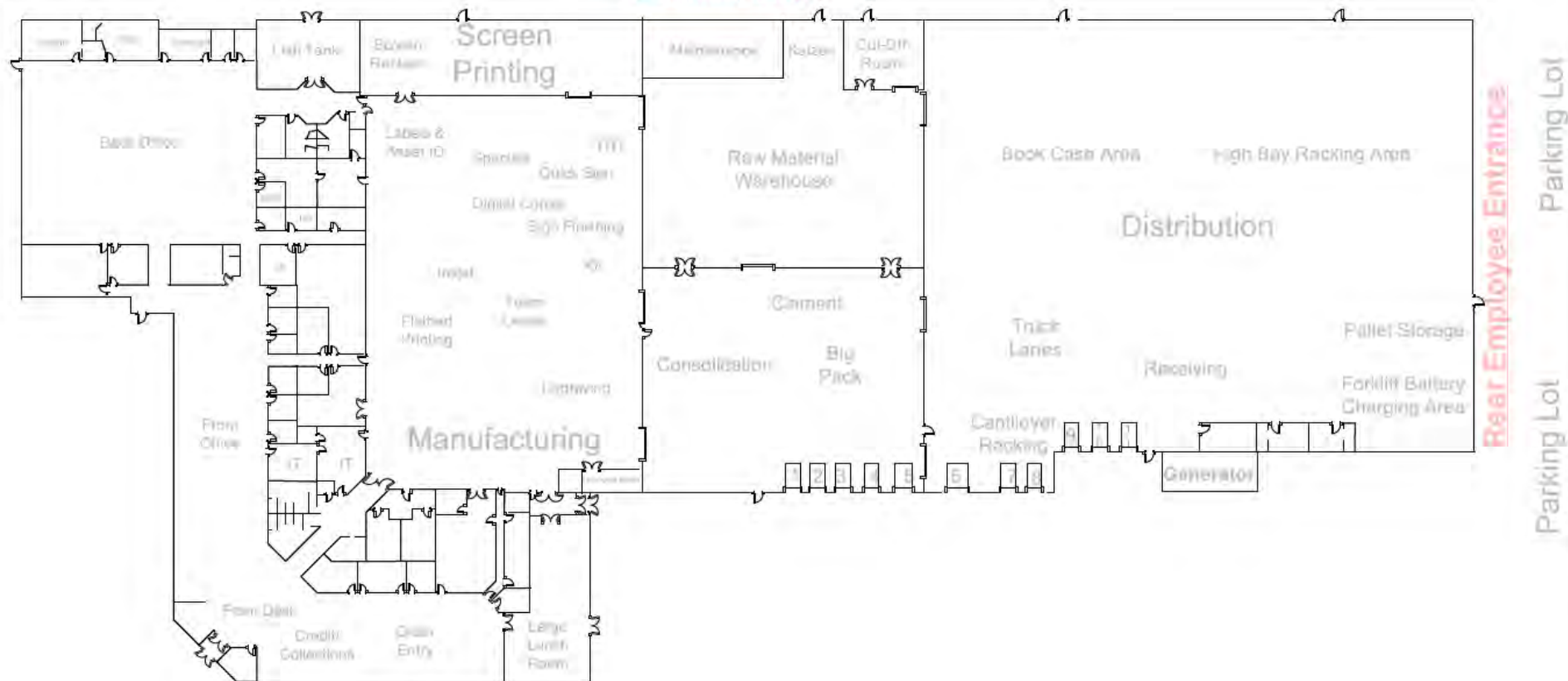
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Aerial

Blank Floor Plan

Last Revised 5/2/24



Floor Plan

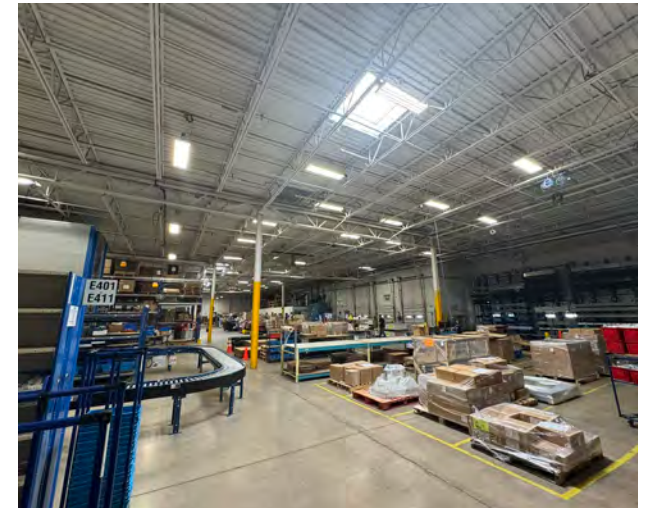
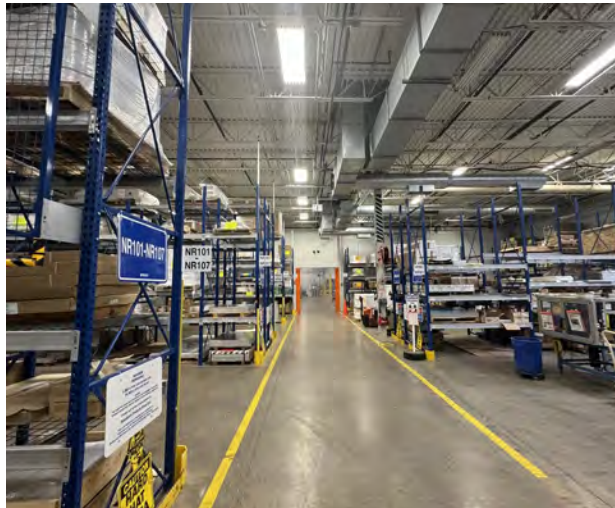


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

2491 Wehrle Drive
Amherst, New York



Property Photos