

5 Garage Bays, Warehouse, or Storage Spaces Available  
4425 Walden Ave, Lancaster, NY 14086



### OFFERING SUMMARY

Available SF: 1,250 SF

Lease Rate: 1 Unit = \$1,400,  
2 Units = \$2,500-\$2,600,  
3 Units = \$3,900

Lot Size: 2.22 Acres

Year Built: 2020

Building Size: 12,500 SF

Zoning: Commercial

### PROPERTY OVERVIEW

This newly constructed 12,500+/- SF Garage Bays, Warehouse, or Storage building located on Walden Avenue in Lancaster New York is ideal for any usage. The current building has 5 leased bays with 5 bays available. Each bay is 25' by 50' in size with one bathroom and hanger heaters. They can be combined or sub-divided. Each bay has one 14' overhead door with plenty of parking located outside around the building. Foundation is on slab with a thickness of 6". 3 Phase power available. Currently zoned for light manufacturing.

### LOCATION OVERVIEW

Located on Walden Avenue just east of the intersection at Walden and Pavement Road. This property in Lancaster New York is central to all major routes, including Route 33, Route 20, NYS Thruway I-90, & Route 78.

### PROPERTY HIGHLIGHTS

- 5 Total Units Available
- Can be connected or separated
- Ample Parking
- Each Space has heat and bathroom
- 6" Concrete Floor
- No Auto-Use



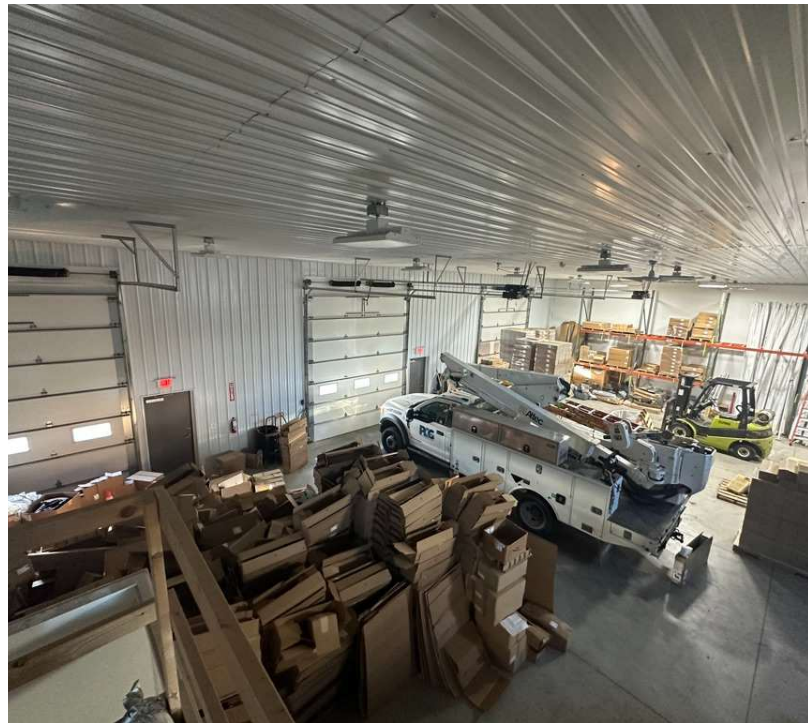
**RICK RECCKIO**  
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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
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## ADDITIONAL PHOTOS

5 Garage Bays, Warehouse, or Storage Spaces Available  
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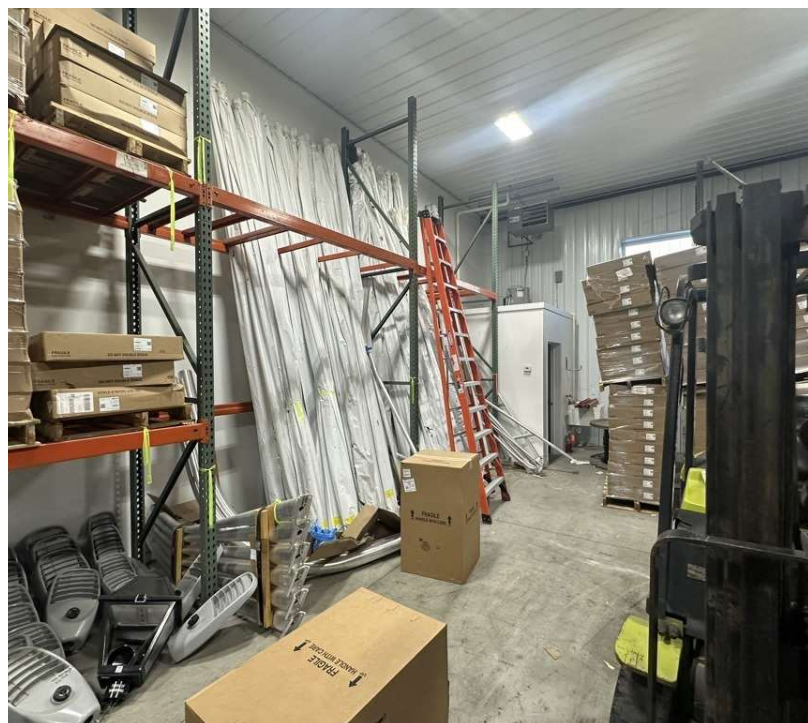
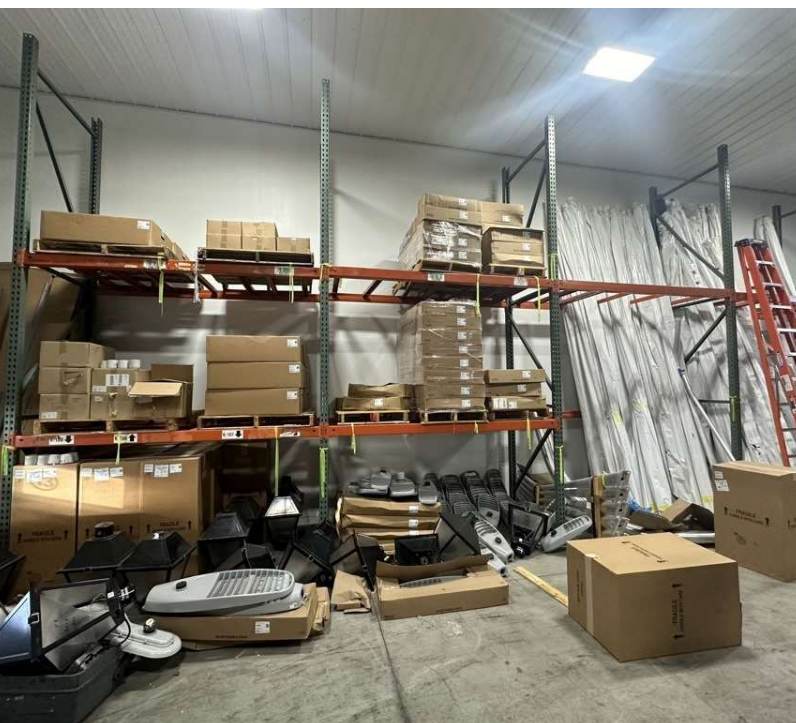
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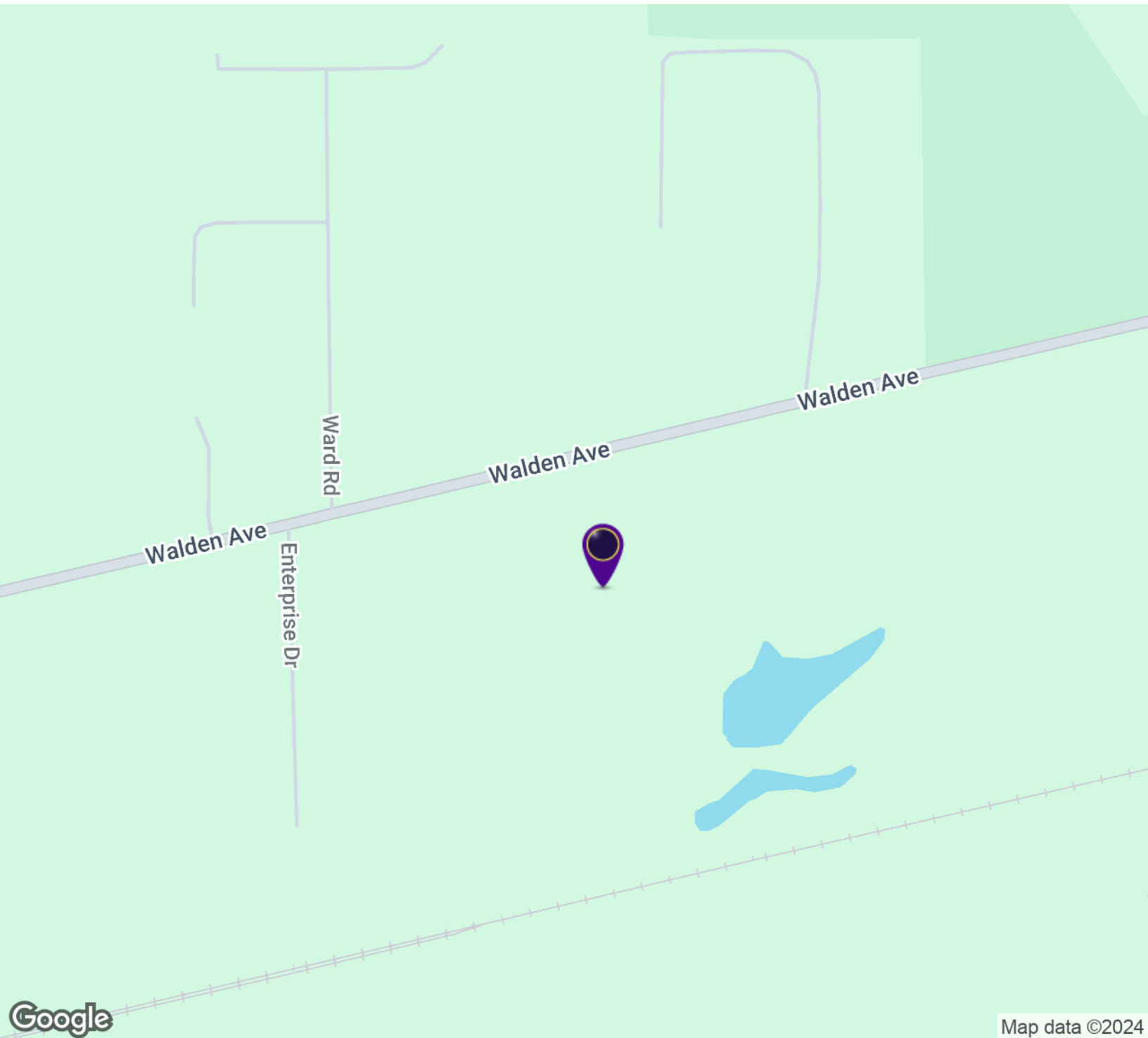
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## LOCATION MAP

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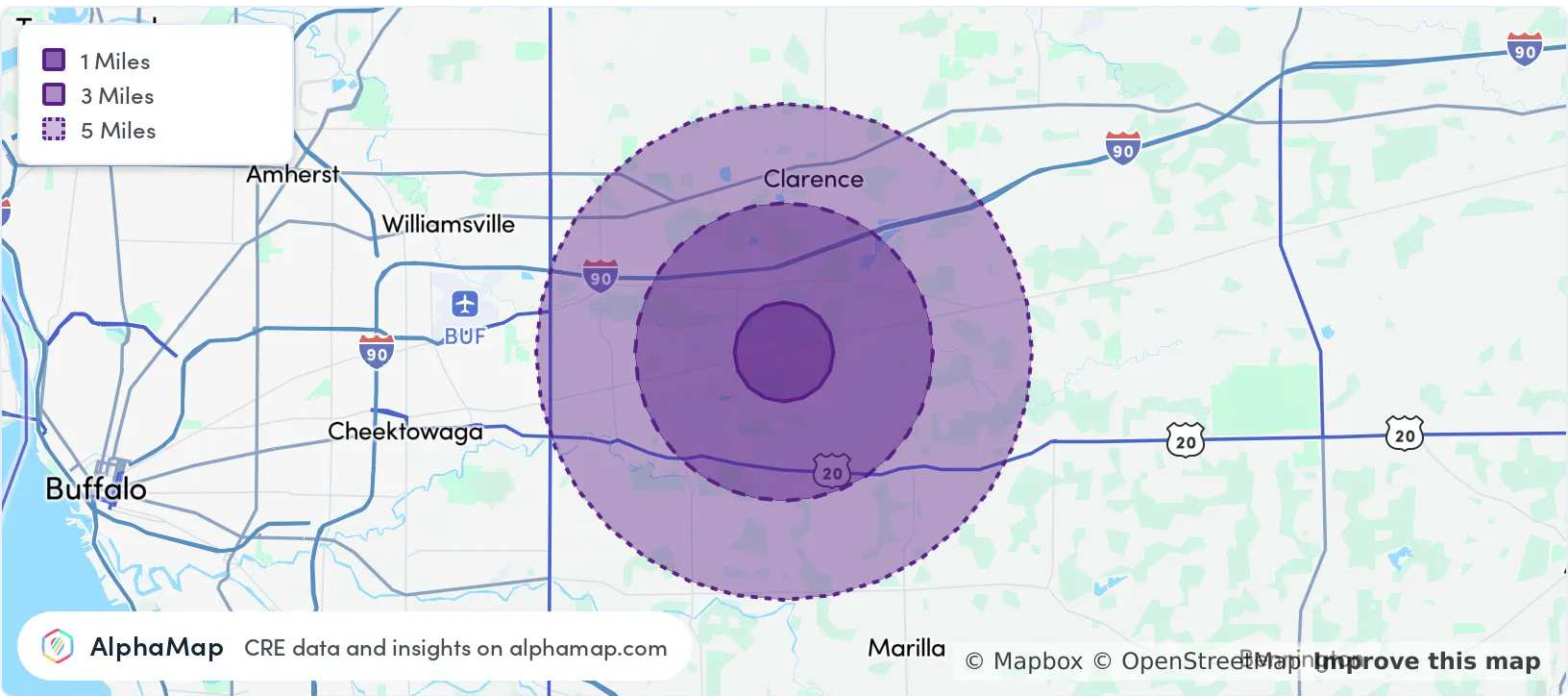


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## AREA ANALYTICS

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	351	11,114	56,214
Average Age	41	46	44
Average Age (Male)	41	45	43
Average Age (Female)	41	49	46

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	128	4,378	22,987
Persons per HH	2.7	2.5	2.4
Average HH Income	\$129,973	\$110,362	\$115,803
Average House Value	\$399,375	\$344,228	\$329,721
Per Capita Income	\$48,138	\$44,144	\$48,251

Map and demographics data derived from AlphaMap



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