

**FOR SALE
OR LEASE**

550 Fillmore Avenue, Tonawanda, NY 14150



High demand warehouse building in the City of Tonawanda – 48,916 SF building with 15% office on 2.7 acres of land. Ideal for light manufacturing, warehouse (pick and pack) distribution. Four (4) dock doors (2) 12x12 (2) 10x10, two exterior docks as well as two interior docks. Ceiling height varies through-out the building from 10' to 15' 9". Mezzanine space throughout the building totaling an extra 7,000sf of storage space. Parking for 70+ cars. Power: 800 Amps, 3 phase 120 - 208. Located in Tonawanda Center of Industry. Close proximity to 290 Expressway and the US / Canadian border. Owner will lease-back for a period of time for an investor. Lease option as well.

DEMOGRAPHICS	2 MILE	5 MILES	10 MILES
Total Population	44,696	219,878	594,379
Total Households	20,634	95,813	255,929
Ave. Annual Income	\$69,309	\$77,124	\$76,896

Heidi Nuessle

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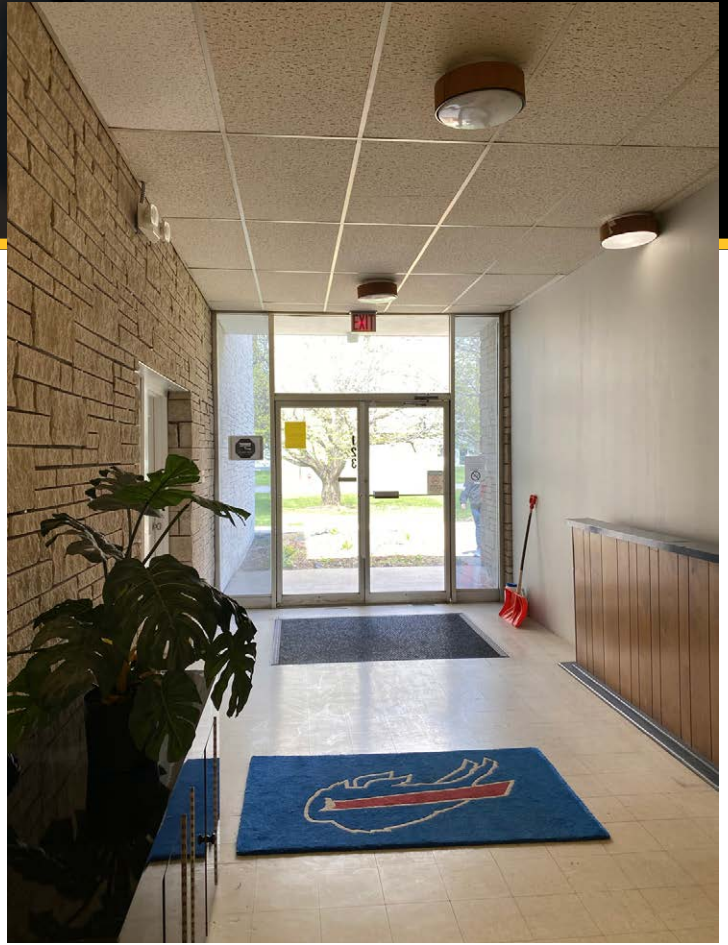
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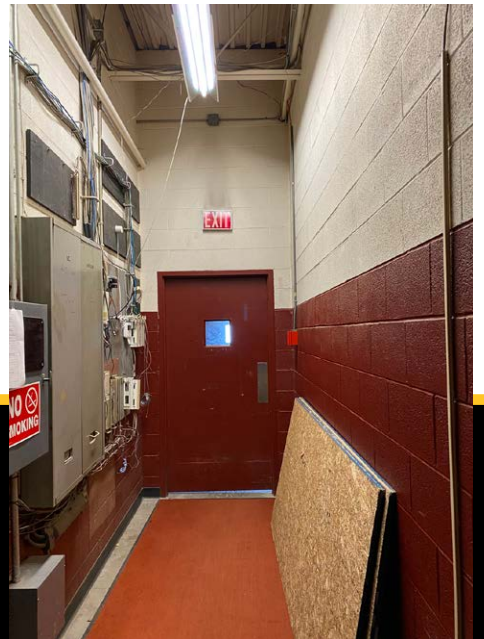
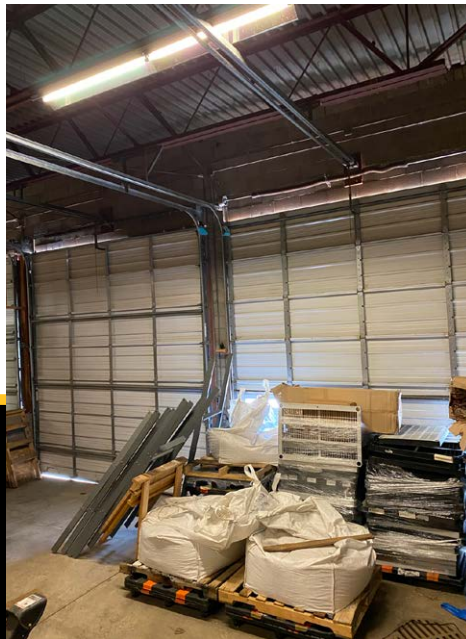
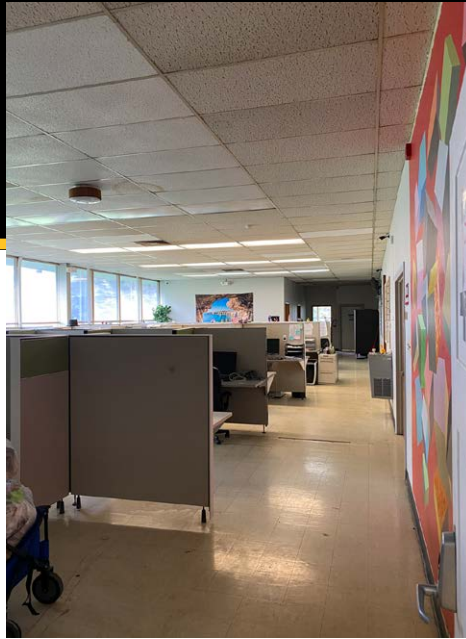
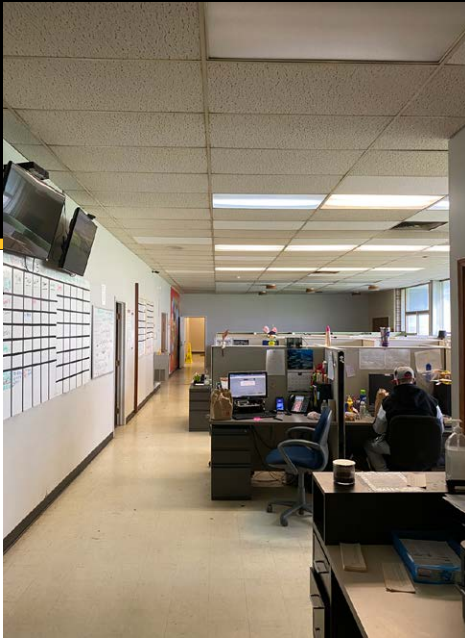
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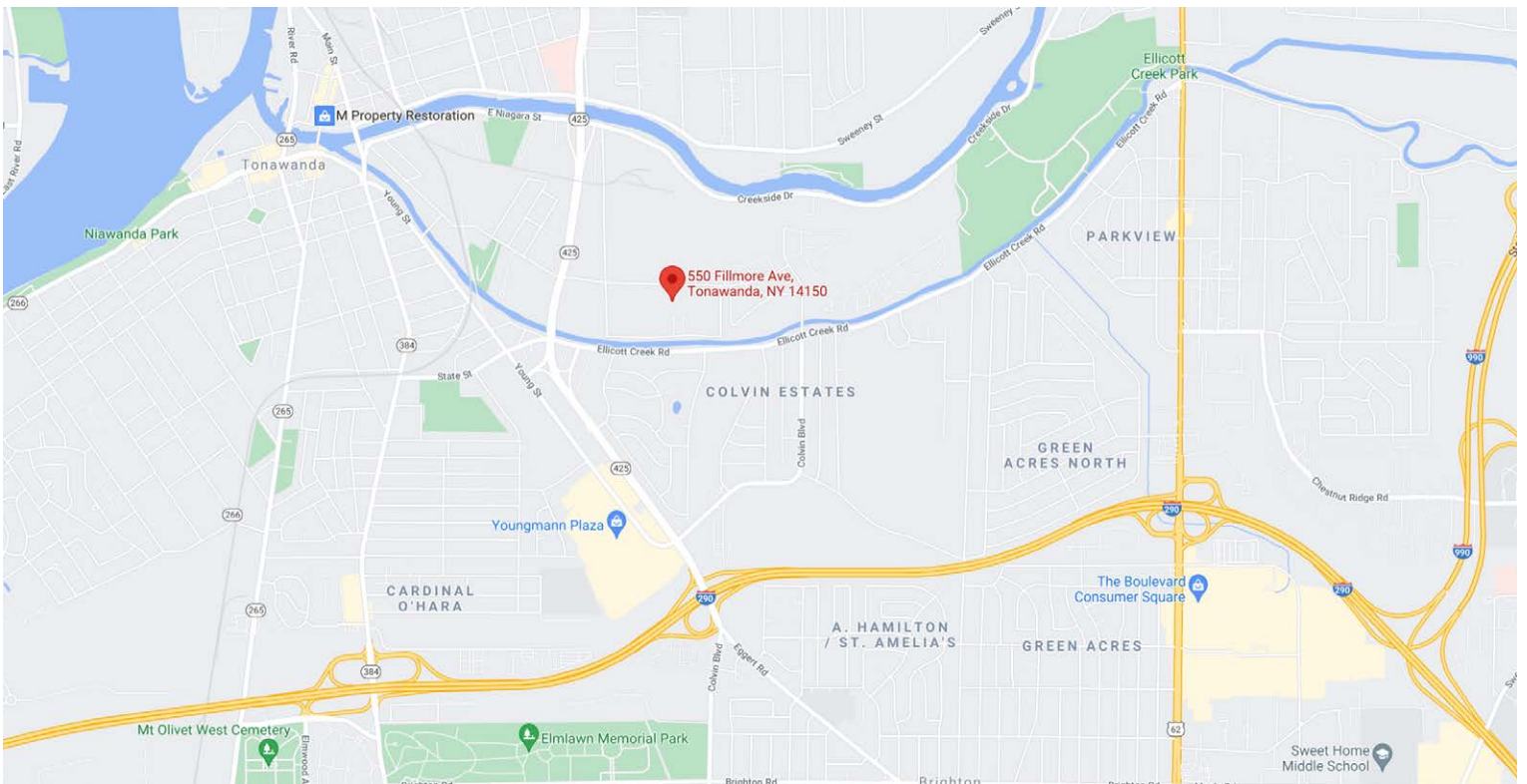
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