



Niagara Falls, New York

5950 PACKARD RD

INDUSTRIAL OPPORTUNITY FOR LEASE

- 22 acres zoned Industrial (10.30 acre fully fenced with 4 acre laydown yard)
- For lease up to 95,350 sq ft
- 0.5 miles/2 minutes to Interstate 190

William Huntress

(716)204-3570

Huntress@acquestdevelopment.com

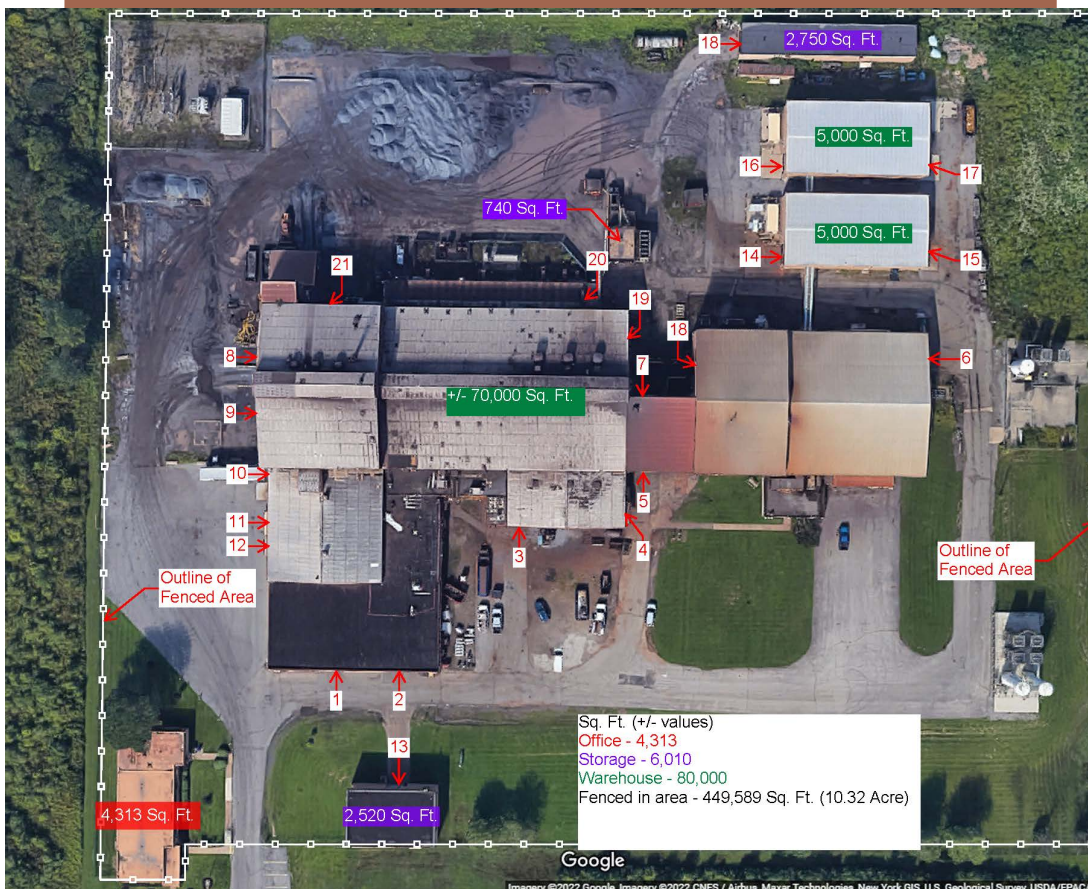
Tim Weber

(716)204-3570

Tweber@acquestdevelopment.com

Property Location Highlights

22 ACRES ZONED INDUSTRIAL, FOR LEASE UP TO 95,350 SQ FT
0.5 MILES/2 MINUTES TO INTERSTATE 190



Site Location

DETAILS:

Site Acreage: 22 acres

Building Size: Up to 95,350 sq ft existing for lease

- **Building 1:** 4,313 sq ft office
- **Building 2:** 2,520 sq ft storage with 1 overhead door
- **Building 3:** 5,000 sq ft warehouse/assembly with 2 overhead doors
- **Building 4:** 5,000 sq ft warehouse/assembly with 2 overhead doors
- **Building 5:** 2,750 sq ft storage with 1 overhead door
- **Building 6:** 75,765 sq ft warehouse/assembly with offices, locker rooms, break room, +40' clear ceiling on a portion of the space, and 10 overhead doors.

Permitted Uses:

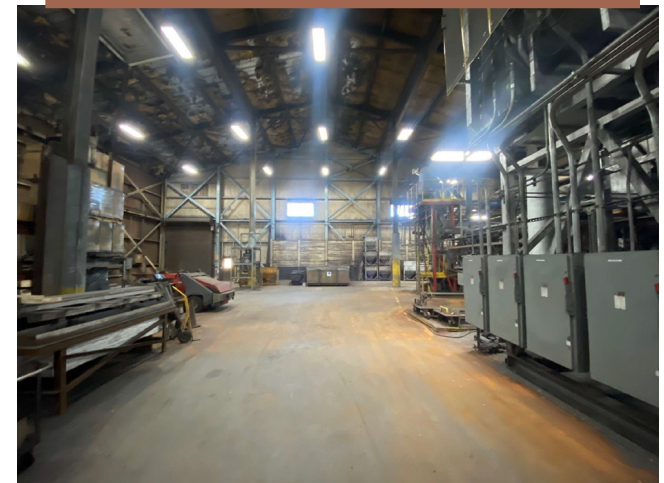
- Light Manufacturing and Assembly
- Wholesale Business and Storage
- Warehousing and Storage of goods for distribution

Additional Images

LIGHT MANUFACTURING AND ASSEMBLY WAREHOUSE FOR STORAGE OF GOODS FOR DISTRIBUTION AND/OR WHOLESALE BUSINESS.



Exterior Building



Interior