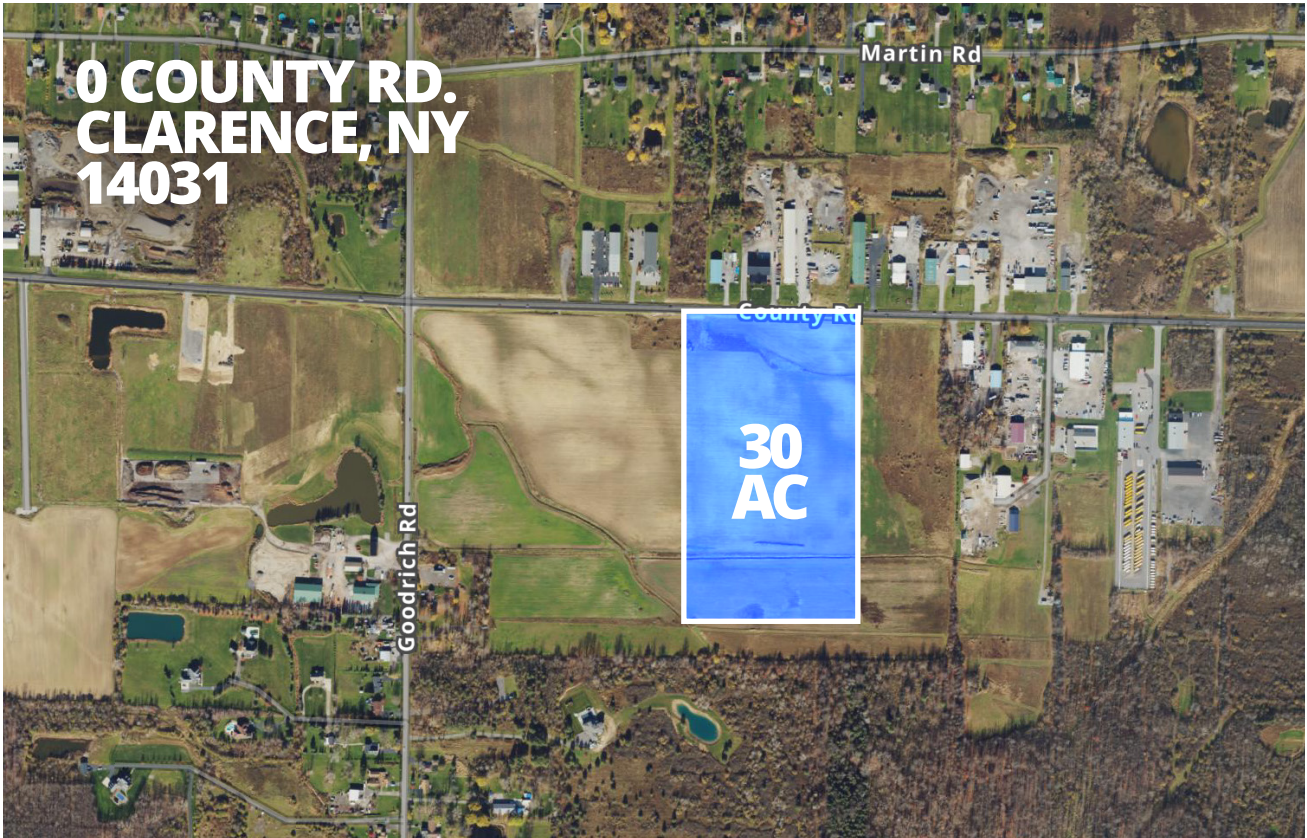




30 ACRE DEVELOPMENT OPPORTUNITY

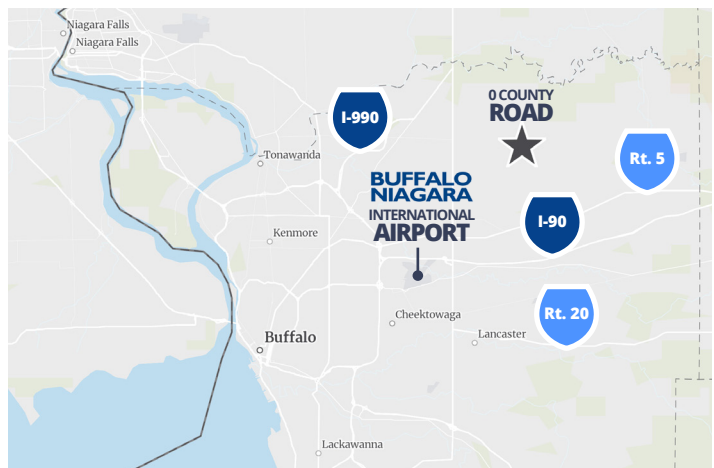


Zoned Industrial Business Park

30 acres of land available for sale in Clarence, NY. Located **20 miles northeast of Buffalo**, this parcel offers direct access to Route 5 and is within a **25-minute drivetime** of major thoroughways **I-90, I-290, I-990** and **Route 33**.

Erie County Property Address:
0 County Rd., Clarence NY 14031

SBL: 44.00-3-1.1111
Zoning: Industrial Business Park
Available Acres: 30



Bryan McCann

Senior VP | Pittsburgh
Capital Markets
412 496 1100
bryan.mccann@colliers.com

Willis Croker

Vice President | Pittsburgh
Capital Markets
724 771 7898
willis.croker@colliers.com

Ian Dupre

Senior Associate | Pittsburgh
Capital Markets
412 515 8542
ian.dupre@colliers.com



Accelerating success.

PERMITTED USES:



Seller Executed Work Completed:

- Environmental Phase 1
- Environmental Phase 2
- Soil Study
- Wildlife Study
- Archaeological Study
- Wetlands Study

