

FOR SALE OR LEASE

3279 Grand Island Blvd

Grand Island, NY 14072



29,383 ± SF Grand Island Industrial Opportunity

Building Features

Total Building Size	29,383 ± Sq. Ft.
Lot Size	2.0 ± Acres

Property Highlights

- Two (2) truck docks and one (1) grade level door
- 6,400 ± SF of office space
- Ample on-site parking
- Proximate to the I-190 offering easy access to major transportation routes
- Proximity to the Canadian border facilitates seamless cross-border operations
- Ideal for: warehousing, distribution, light assembly or fabrication, and Canadian companies seeking an American location

Demographics	1 Mile	3 Miles	5 Miles
Population	1,463	23,079	74,068
Average H.H. Income	\$93,525	\$88,490	\$82,014

Source: ESRI Business Analyst 2023

PRICE REDUCED!

Industrial For Sale or Lease



Contact

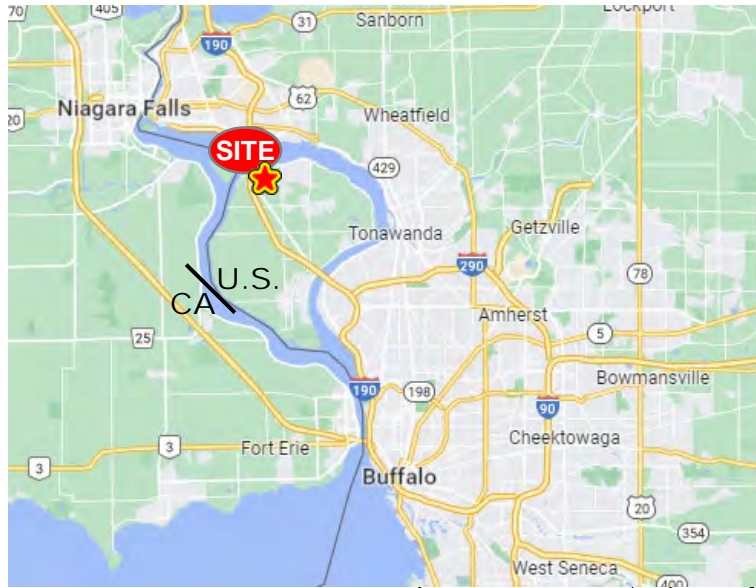
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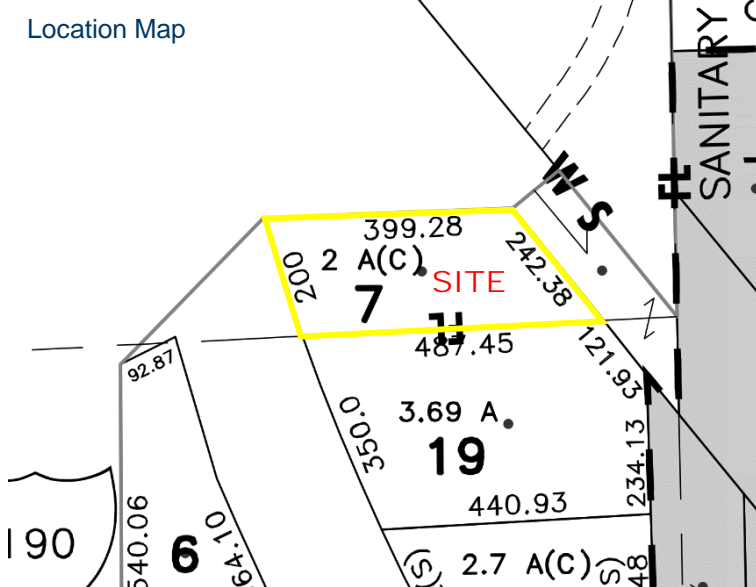
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Location Map



Aerial



Tax Map

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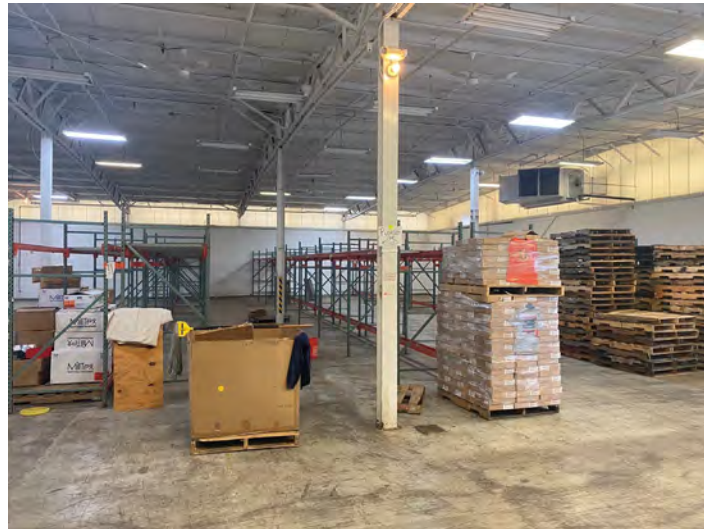
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Prop
Tax Map

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Property Photos

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