



485 Clinton St

485 Clinton St, Cowlesville, NY 14037



Susan Mecca

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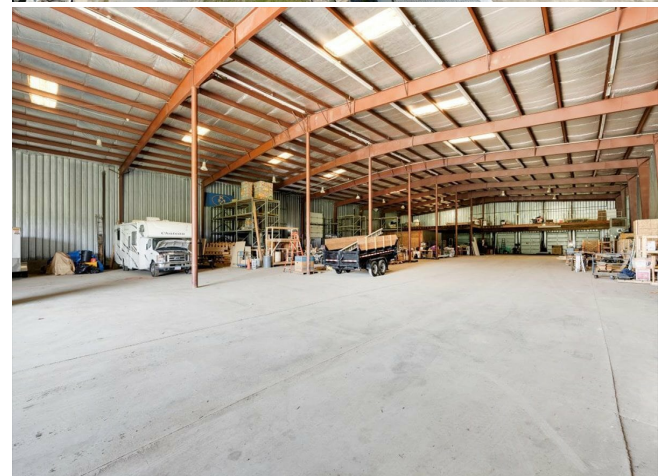
(716) 407-0373

485 Clinton St

\$1,300,000

Exceptional opportunity to own a versatile commercial property situated on over 8.5 acres, featuring approximately 44884 gross square feet spread across 5 buildings. The centerpiece is a spacious main warehouse equipped with 9 truck bays, 6 loading docks, and soaring 20' ceilings—ideal for logistics, storage, or distribution operations. The property includes ample office space, multiple smaller storage rooms, and 3 restrooms to support a variety of business needs. Designed for efficiency and accessibility, the site offers extensive parking and a loop-around driveway that facilitates large vehicle movement. Additional structures include a large concrete pad with a lean-to for outdoor storage, a separate garage, a pole barn, and even a grain bin, offering endless flexibility for commercial, agricultural or industrial use. Whether you're expanding an existing...

- Multiple Buildings
- High Ceilings
- Multiple Dock Doors
- Large Parking Area



Price: \$1,300,000

Property Type: Retail

Building Class: B

Sale Type: Owner User

Lot Size: 370,260 SF

Gross Building Area: 110,000 SF

No. Stories: 1

Year Built: 1984

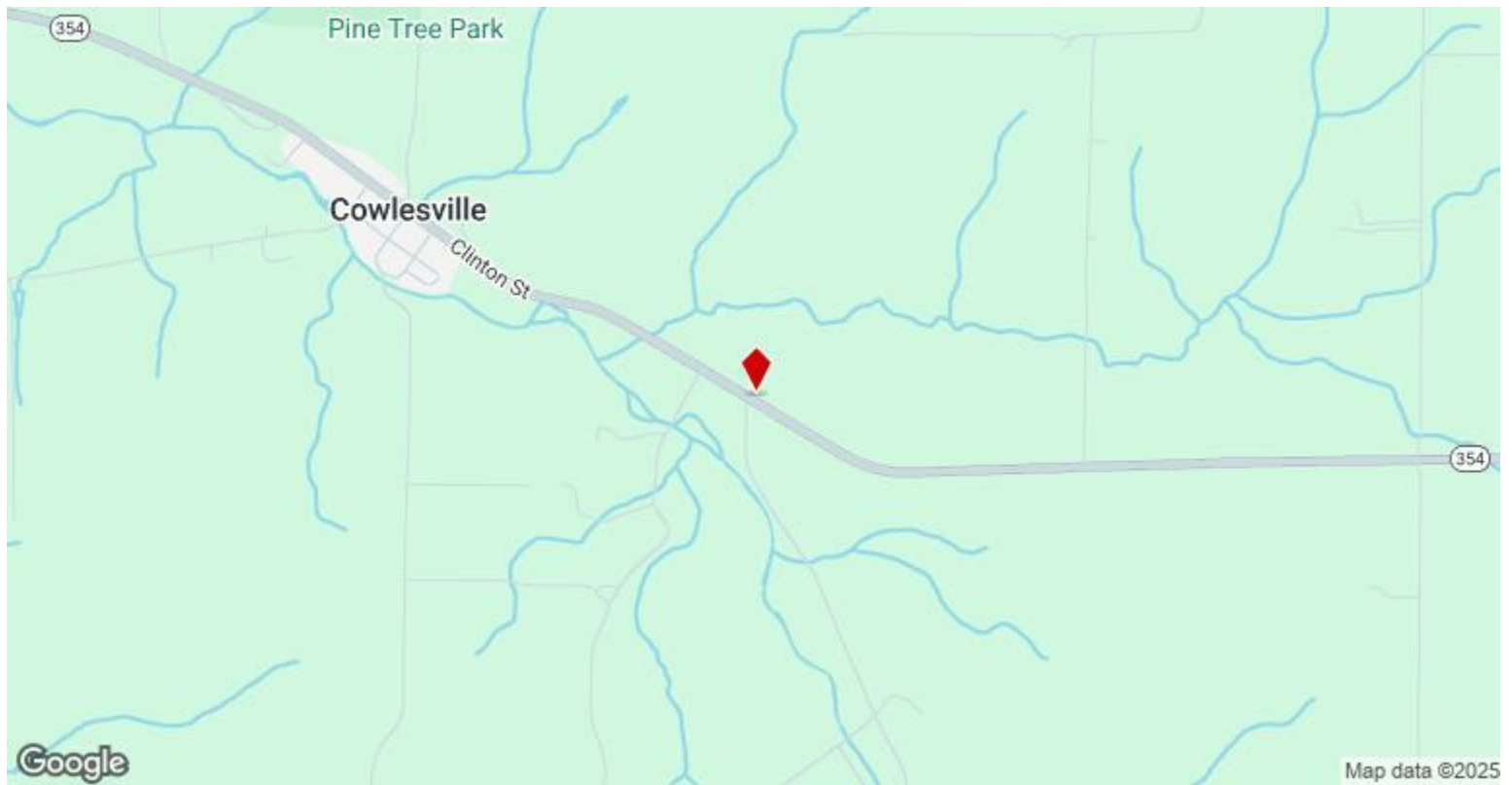
Parking Ratio: 0/1,000 SF

Clear Ceiling Height: 20 FT

No. Dock-High Doors/Loading: 7

APN / Parcel ID:

562400-015-000-0001-072-000-0000



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Property Photos



03-Warehouse



04-Warehouse

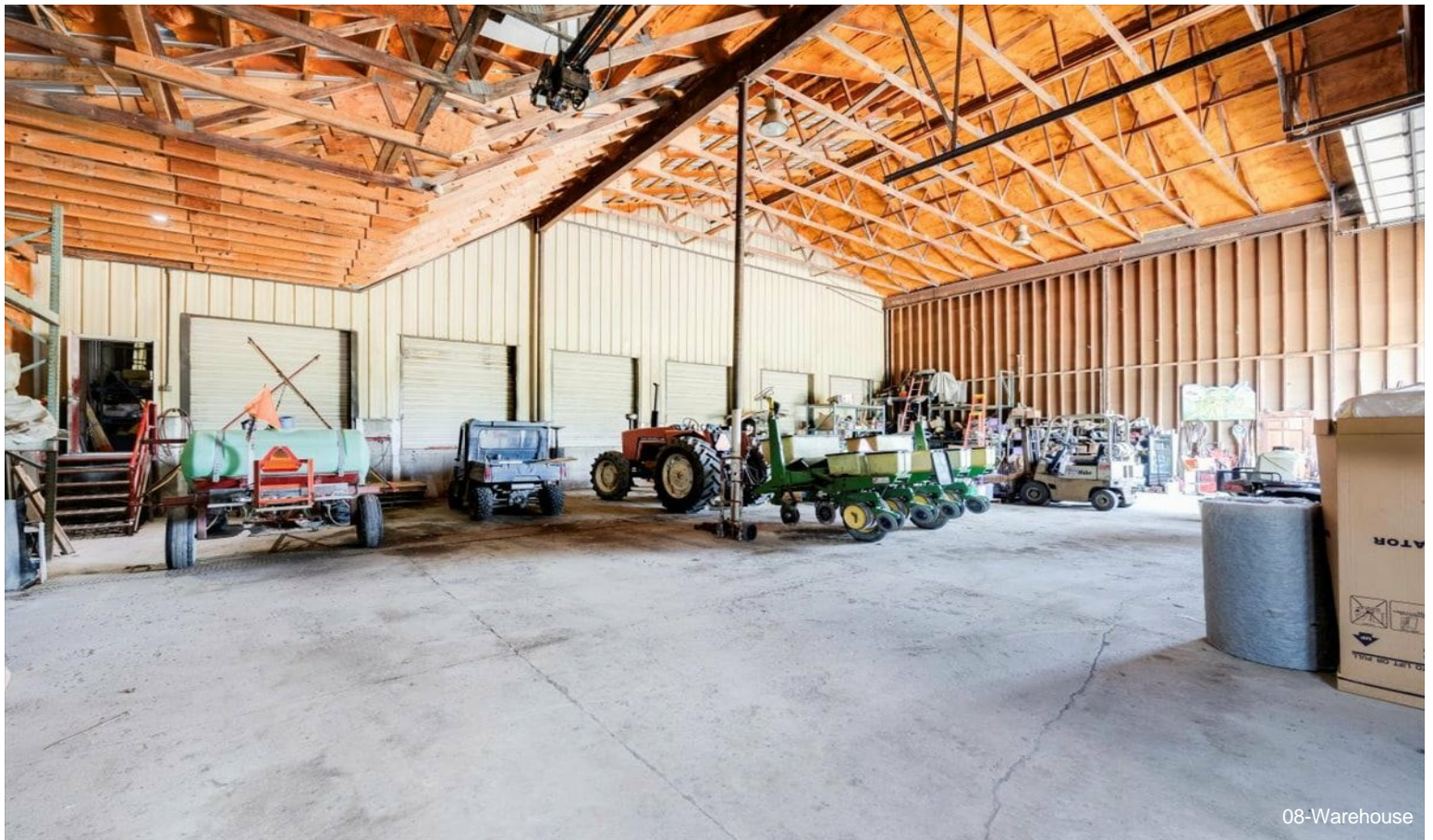
Property Photos



Property Photos



07-Warehouse



08-Warehouse

Property Photos



09-Warehouse



10-Office

Property Photos



Property Photos



Property Photos



15-Exterior



16-Exterior

Property Photos



Property Photos



Property Photos

