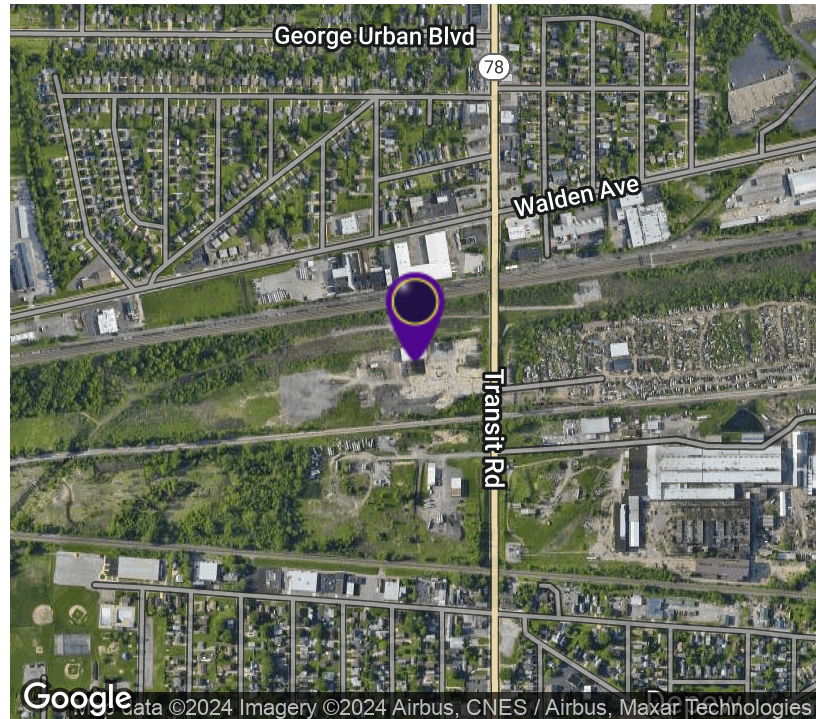


Investment Opportunity 20,120+/- SF Industrial/Warehouse
 5636 Transit Road, Depew, NY 14043



OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 5.88 Acres

Building Size: 20,120 SF

Zoning: M2 Heavy Industrial

PROPERTY OVERVIEW

This Investment Property has a 20 year Lease Term with a local credit tenant. Two industrial buildings: 9,375+/- SF building with new insulated steel, 8" new concrete floors with drains, 26' ceiling height, drive-thru with five overhead doors at grade level, 300+/- SF office. Other attached warehouse consists of approximately 8,558+/- SF building with 8" concrete block and steel, 14" ceiling height and eight overhead doors at grade level. A 2,187+/- SF contemporary newer office building with 9' ceiling height in basement. Newer Caterpillar D100 backup power generator system. 600/amp, 3 phase power. Two 100+/- high concrete Silos. Lot is mostly clear with concrete, asphalt, millings surface. All utilities on site including sewer. New Building consist of 25' ceiling height, 18' and 14' high drive thru doors with radiant heat, 12" insulation on roof 8" on side walls. Interior ceiling, interior floor drains and walls finished with aluminum. Environmental's completed in February 2023 by the owner.



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PROPERTY SUMMARY

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5636 Transit Road, Depew, NY 14043



LOCATION DESCRIPTION

Central Western New York Location. Easy Access to the NYS Thruway I-90 via Transit Rd and just south of Walden Avenue.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	244	1,179	3,898
Total Population	491	2,555	8,258
Average HH Income	\$55,152	\$62,787	\$67,834

PROPERTY HIGHLIGHTS

- Like New 9,375 +/- SF building
- New 8,558 +/- SF building with 25' ceiling height and 8" concrete floor
- 2,187 +/- SF contemporary newer office
- 600/amp, 3 phase power
- All utilities on site including sewer
- Radiant heat in each building
- Two 100 +/- Silos
- 403' +/- x 622' +/- with Irregular Depth
- 5.88 +/- Acres



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ADDITIONAL PHOTOS

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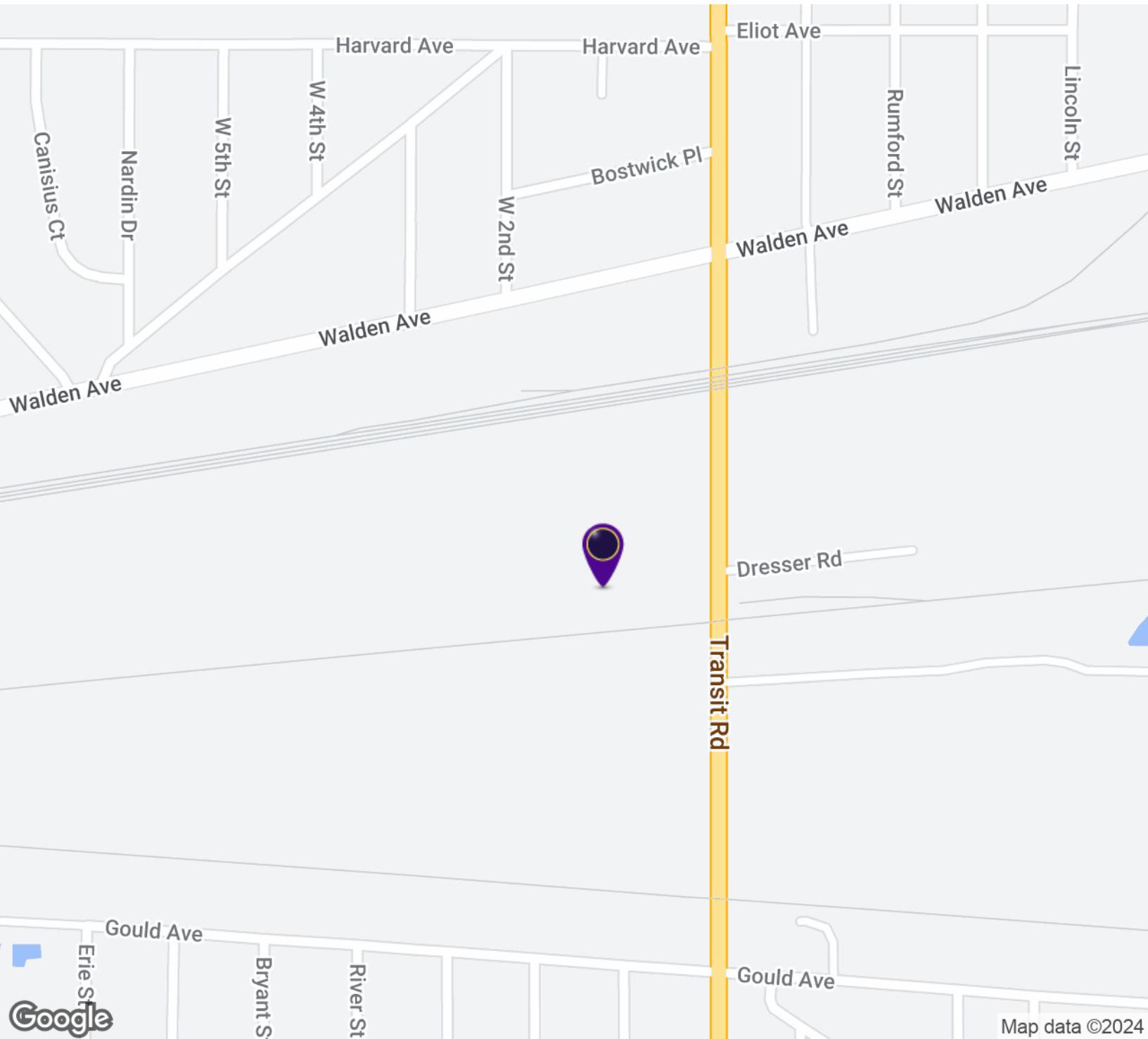


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LOCATION MAP

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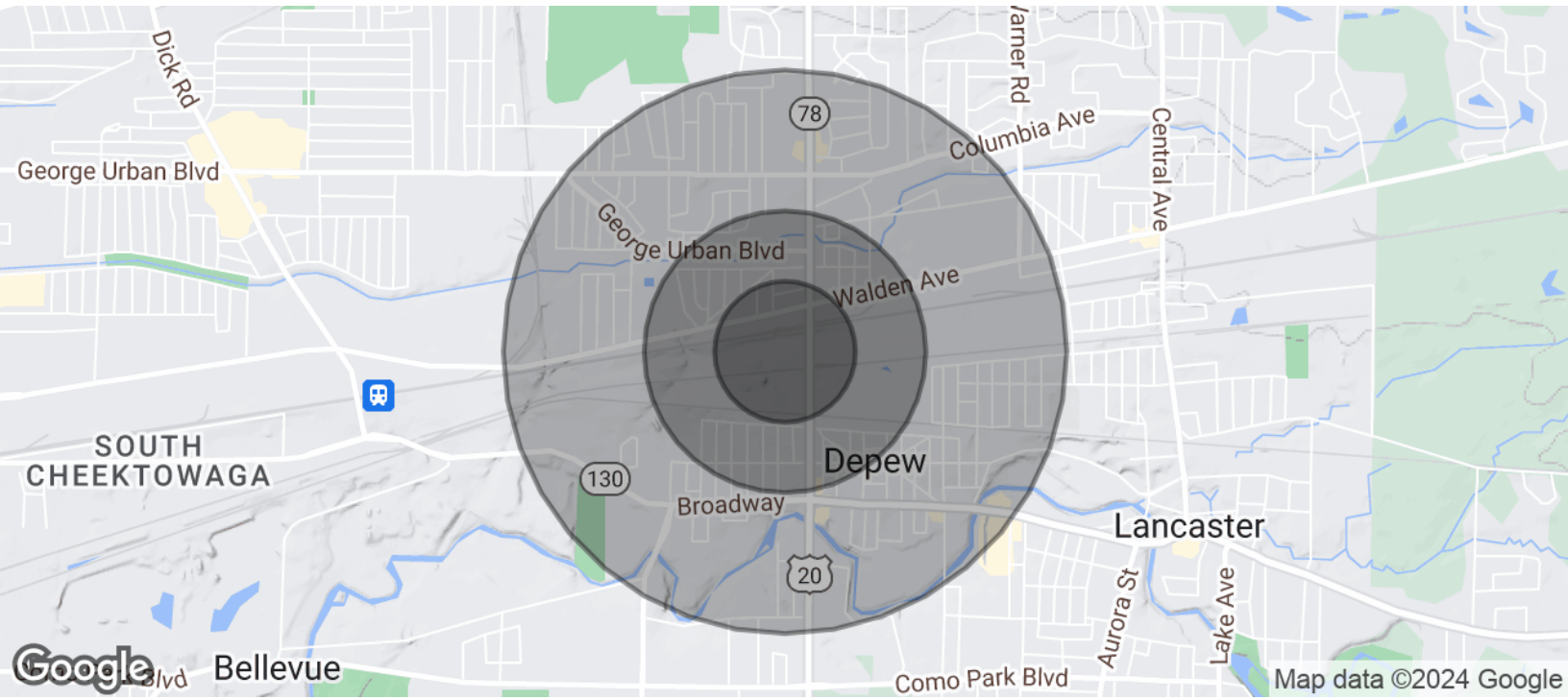


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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	491	2,555	8,258
Average Age	40.4	40.4	41.7
Average Age (Male)	40.5	38.3	40.9
Average Age (Female)	39.6	41.3	42.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	244	1,179	3,898
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$55,152	\$62,787	\$67,834
Average House Value	\$1,210,204	\$333,960	\$264,289

2020 American Community Survey (ACS)



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