



1717 Mackenna Avenue
Niagara Falls, NY 14303



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Building Square Feet: 12,500 Total Number of Parcels: 6
Taxes (Combined): \$9,343 Grade Doors: 3
Site Acreage (Combined): 0.8 Loading Docks: 1

Prime 12,500 SF Warehouse Space in Niagara Falls, NY.

Located just one mile from the Seneca Niagara Resort & Casino, two miles from the U.S.-Canada border, and a quick 25 minute drive to downtown Buffalo, this versatile 12,500 square foot facility offers exceptional accessibility in a strategic location. Included in the sale are five adjacent vacant lots, bringing the total site footprint to 0.8 acres across six parcels.

Built in 1998, this all-metal, fully insulated structure features over 11,000 square feet of clear-span warehouse space with 14' to 17' clear height and over 27' of uninterrupted interior width, offering an open and flexible layout that can easily accommodate a variety of operational needs.

The warehouse is equipped with three grade-level overhead doors (10'x10', 10'x10', 14'x12') and one loading dock (10'x10'), facilitating efficient shipping and receiving. Modern LED lighting, 3-phase power, and four unit heaters ensure a well-lit, energy efficient, and temperature controlled environment.

A dedicated 1,200 square foot office area includes private offices, a reception area, kitchenette, and restrooms, providing a turnkey administrative setup within the facility. Ample parking in the rear and secured side lot yard space provide the perfect layout to immediately begin operations.

This property offers the ideal blend of location, flexibility, and functionality, perfect for businesses seeking space that can adapt to changing needs while also providing an immediate and effective turn-key layout.











GURNEY BECKER & BOURNE

REAL ESTATE & INSURANCE SINCE 1864

PUBLISHED COMPENSATION FOR ML MEMBERS ONLY
All information has been furnished by sources deemed to be reliable. Room sizes and taxes are approximate only. Fireplaces (NRTC... Not Represented as to Code), no warranty or representation is made as to the accuracy thereof and is subject to corrections, errors, omissions, withdrawal or prior sale, without written notice.



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