7264 Southwestern Boulevard

Eden, NY 14057







4,800 ± SF Warehouse on 1.84 ± Acres

Property Highlights

- Freezer space located within the warehouse
- 14'-17' clear height
- Equipped with three (3) grade doors
- One (1) truck dock leading directly into the freezer
- · Over 20 parking spaces on-site
- Approximately 1,250 SF of office space
- Strategically located near the I-90 on/off ramps
- Situated on a major throughfare in Southwestern Boulevard
- Ideal for: food companies, contractors, and distributors

Contact

DAVID L. SCHILLER, SIOR Associate Real Estate Broker +1 716 628 3477 dschiller@pyramidbrokerage.com CHARLES KOLBER
Real Estate Salesperson
+1 716 374 3178
ckolber@pyramidbrokerage.com

Building Features	
Total Building Size	4,800 <u>+</u> Sq. Ft.
Lot Size	1.84 <u>+</u> Acres

Demographics	1 Mile	3 Miles	5 Miles
Population	714	13,860	26,166
Average H.H. Income	\$112,479	\$109,667	\$113,876
Source: ESRI Business Analyst 2023			

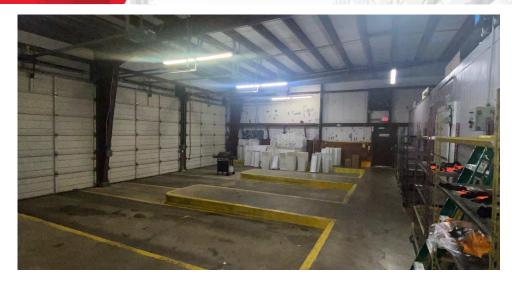
14 Lafayette Square, Suite 1900 Buffalo, New York 14203 +1 716 852 7500 pyramidbrokerage.com

FOR SALE7264 Southwestern Blvd | Eden, NY













Property Photos

FOR SALE 7264 Southwestern Blvd | Eden, NY







Aerial

FOR SALE 7264 Southwestern Blvd | Eden, NY



