

FOR SALE

7264 Southwestern Boulevard
Eden, NY 14057



WAREHOUSE FOR SALE



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

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

Building Features

| | |
|---------------------|-----------------|
| Total Building Size | 4,800 ± Sq. Ft. |
| Lot Size | 1.84 ± 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

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Property Photos

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Aerial

