

FOR SALE

2063 ALLEN ST EXT FALCONER, NEW YORK



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

OFFERING
MEMORANDUM

THE OFFERING

Cushman & Wakefield | Pyramid Brokerage Company is pleased to present the opportunity to acquire **2063 Allen Street**, in Falconer, New York, a premier industrial warehouse asset located within the town of Falconer's industrial corridor.

For further details or to arrange a tour, please contact the exclusive agents at Cushman & Wakefield | Pyramid Brokerage Company:

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2064 ALLEN ST EXT, FALCONER, NY

PROPERTY INFORMATION

2063 ALLEN ST EXT

This property consists of an approximately 209,985± square foot industrial facility situated on approximately 11.55 ± acres of land. Located within Falconer's industrial corridor, the property features 18-30' clear support efficient racking and cubic storage, while the refrigerated portion of the building is fully temperature-controlled, capable of maintaining space temperatures from 50°F down to -14°F. The facility is USDA approved as a Food Grade space, positioning it as a highly functional option for food and beverage handlers, processors, and distributors requiring certified cold chain infrastructure.

Total Building Size:	209,985± Sq. Ft.
Dry Storage:	116,049± Sq. Ft.
Cold Storage:	82,436± Sq. Ft.
Office:	11,500± Sq. Ft.
Site Size:	11.55 ± Acres
Cold Storage Temperature	50 degrees to -14 degrees
Clear Heights:	18-30'
Truck Docks & Grade Doors:	30+ dock level doors
Parking:	130+ Spaces
Zoning:	Industrial/Manufacturing



PROPERTY HIGHLIGHTS



HIGH-BAY DISTRIBUTION FACILITY

209,985,± SF distribution facility with 18-30' clear heights



USDA APPROVED FOOD GRADE SPACE

Certified food-grade facility suited for food and beverage handling, processing, and cold-chain distribution



TEMPERATURE- CONTROLLED COLD STORAGE

82,436± SF of cold storage space capable of maintaining temperatures from 50 degrees down to -14 degrees



DRY STORAGE CAPACITY

116,049± SF of dry storage space, ideal for general distribution, fulfillment, and logistic operations



TRUCK LOADING CAPACITY

30+ total dock level doors supporting efficient, high-volume distribution and cross-dock operations

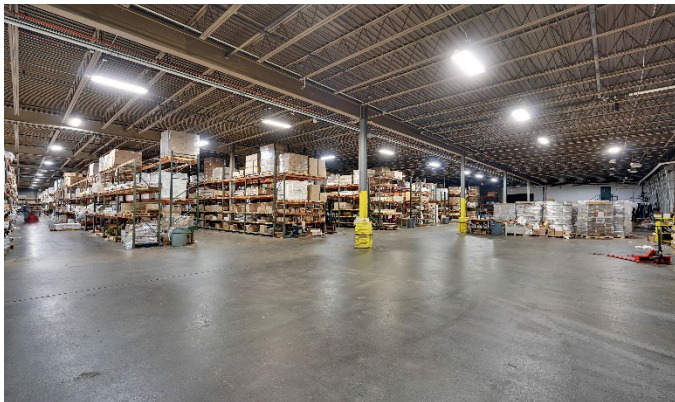
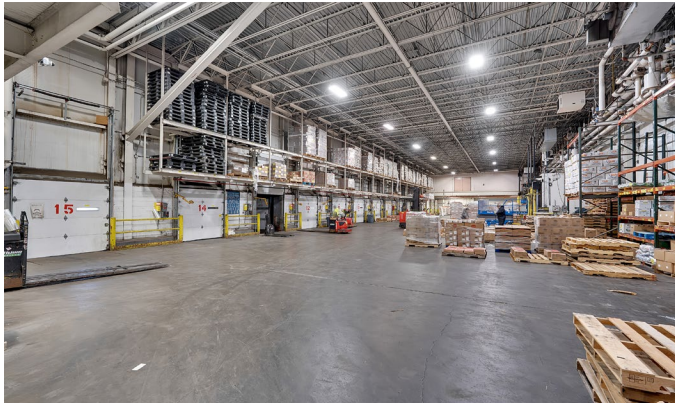


PARKING & SITE ACCESS

130+ parking spaces providing ample capacity for employees, visitors, and fleet operations

2064 ALLEN ST EXT, FALCONER, NY







SITE

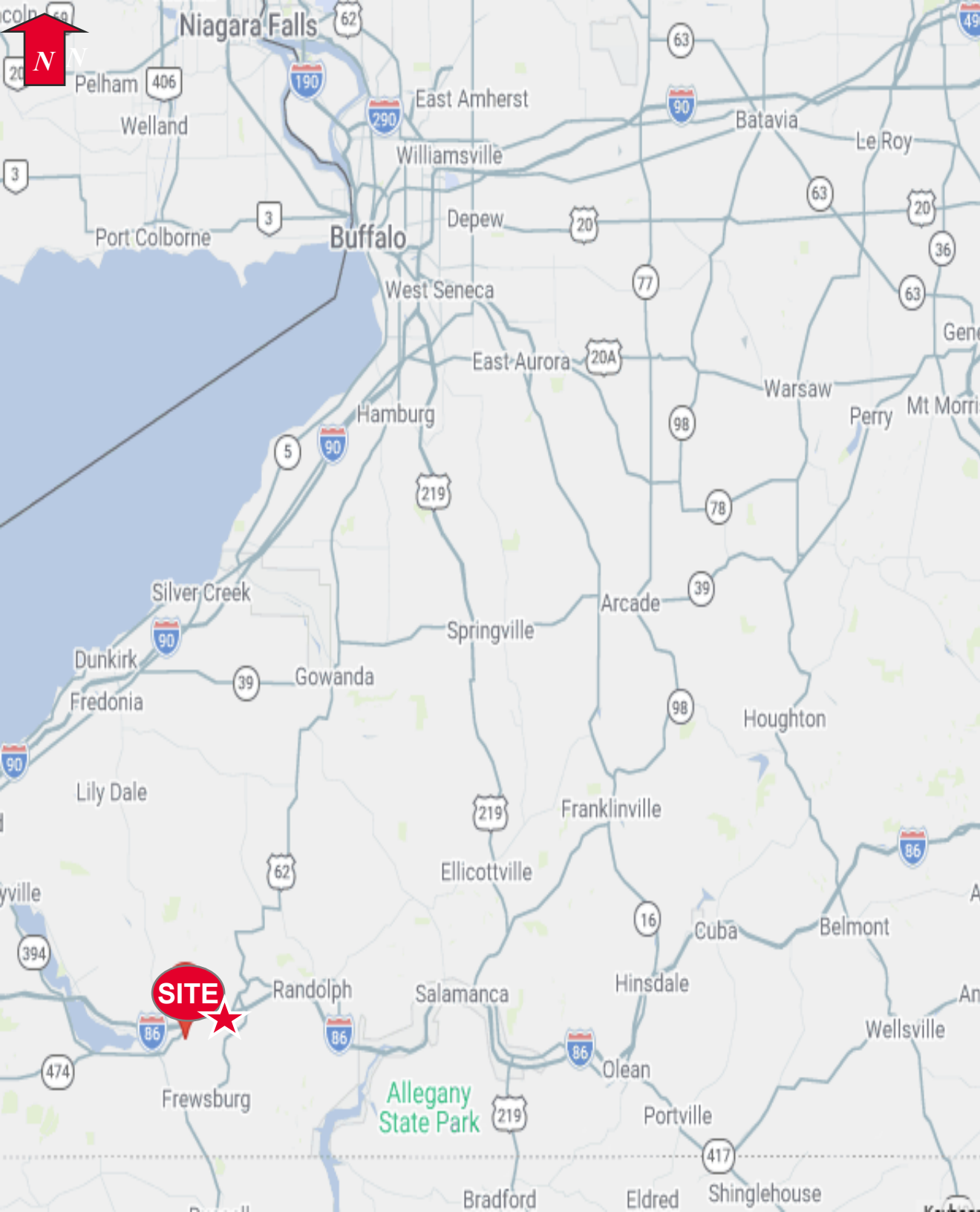
ALLEN ST

MASON DR

SWORK ST

Allen St Ext





LOCATION OVERVIEW

The property is located in Falconer, NY, within Chautauqua County in the heart of the Southern Tier's industrial corridor. Positioned just off Interstate 86 with immediate access to Route 62 and Route 394, the site offers direct connectivity across the Southern Tier and the broader Northeast and Mid-Atlantic distribution network. Situated approximately 70 miles south of Buffalo and minutes from the Pennsylvania border, the facility sits within a day's drive of major markets including Cleveland, Pittsburgh, and New York City, while benefiting from an established regional workforce and proximity to the Southern Tier's industrial and logistics base.



DEMOGRAPHICS (3-Mile Radius)

Total Population	24,133
Total Employed Population	9,952
Average Household Income	\$61,608
Total Households	10,973

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