

# FOR SALE

**25,000 SF Industrial/Warehouse Building on 10 Acres**  
4255 Research Pkwy, Clarence, NY 14031



## PROPERTY HIGHLIGHTS

- 21 ft. clear height
- 480V electrical service
- 2 deep dock loading doors
- 1 (14 ft.) grade door
- 20,000 sq. ft. of high bay light industrial/warehouse
- 5,000 sq. ft. of office
- 10 acre site with additional 600' frontage for future development
- (2) 50' x 200' clear span bays
- Zoning: Industrial Business Park
- Parking for 50+
- List price \$2,700,000



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Joseph Deck, SIOR**

*Associate Real Estate Broker*

**C: 716.830.3325**

[JosephDeck@HannaCRE.com](mailto:JosephDeck@HannaCRE.com)

**Richard Wadsworth**

*Real Estate Salesperson*

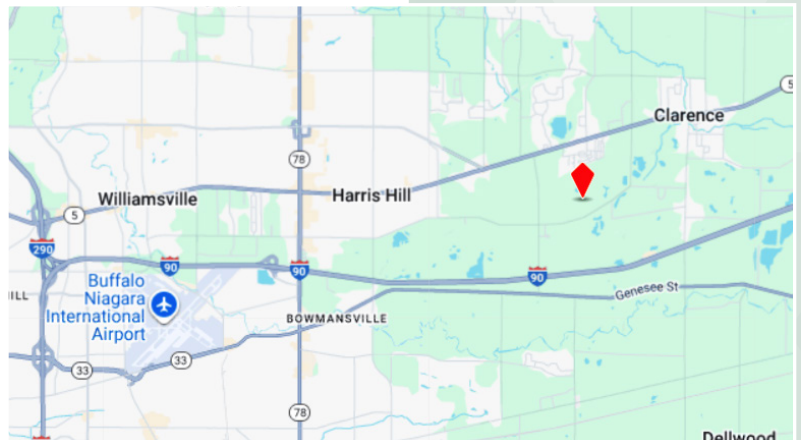
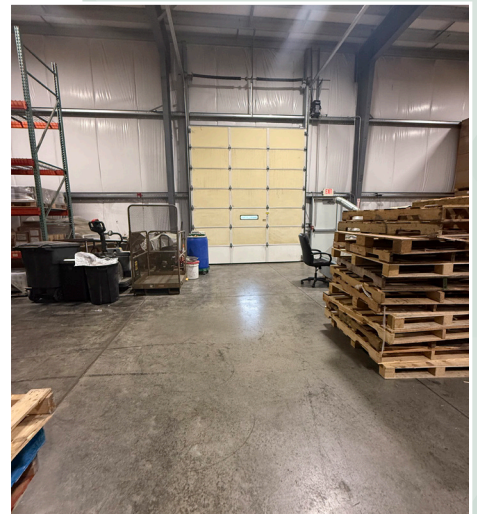
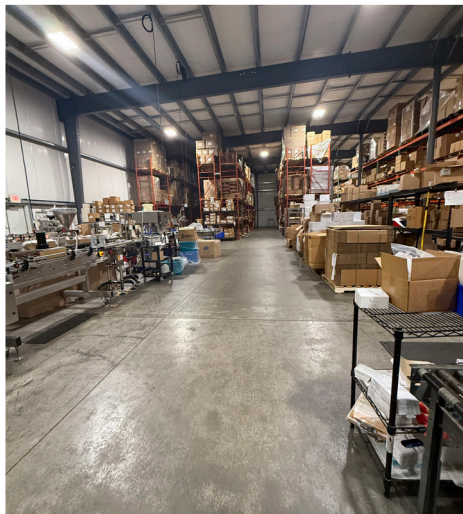
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**HANNA**  
COMMERCIAL REAL ESTATE  
344 Delaware Ave, Suite 200, Buffalo, NY 14202



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