



FOR SALE OR LEASE

56,158_± SF INDUSTRIAL FACILITY ON 7.83_± ACRES

Property Highlights

- 56,158 SF building located in a vibrant industrial corridor in Lancaster, NY
- 48,000 SF high-bay warehouse with 34'-41' clear heights
- Equipped with one (1) 20-ton and one (1) 10-ton crane
- Five (5) 15' overhead doors
- 1,200 Amp, 480 Volt, 3 phase power
- Zoned Light Industrial (LI)
- Situated on 7.83 acres with ample space for truck/trailer parking or expansion by an additional 22,000 SF
- Just 10 minutes from Exit 49 of the NYS Thruway I-90
- Neighboring Industrial Companies include: Amdor, Amazon, O'Connell Electric, Sealing Devices, PCB, Polyfusion Electronics, Empire Granite & Marble, WNY Plumbing, Oetiker, Casey Machine, Palma Tool & Die, Try-It Distributing, and Advanced Thermal Systems
- Ideal For: fabrication & assembly, warehousing & distribution, light manufacturing

Building Features

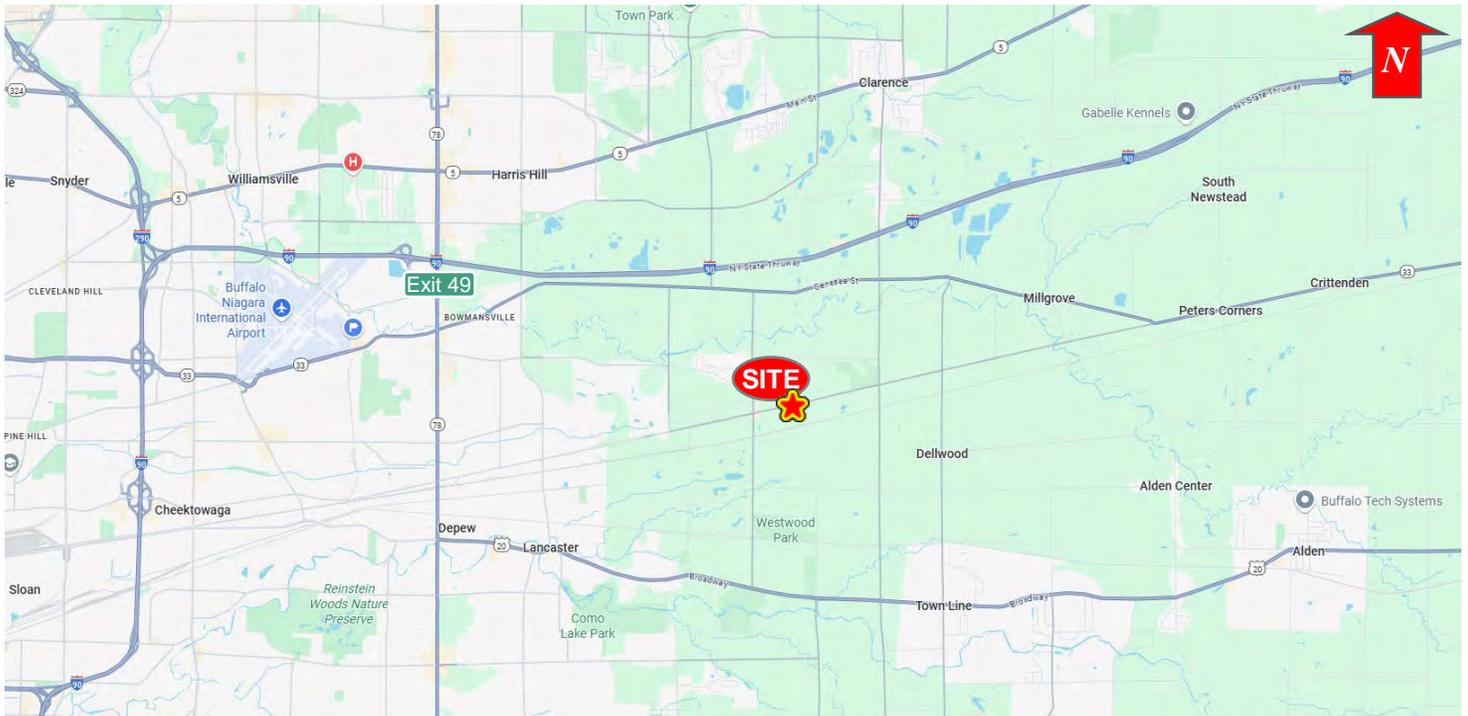
Building Size	56,158 _± Sq. Ft.
Lot Size	7.83 _± Acres
Year Built	1997
Zoning	LI

EXCLUSIVE CONTACT

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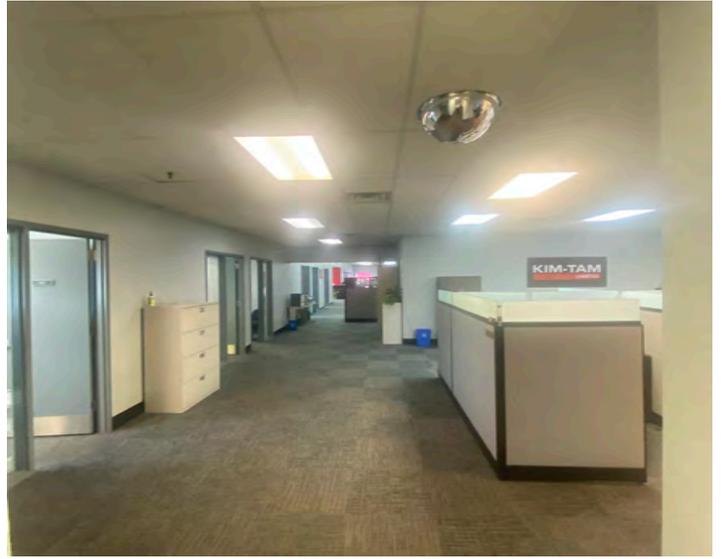
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Location Map

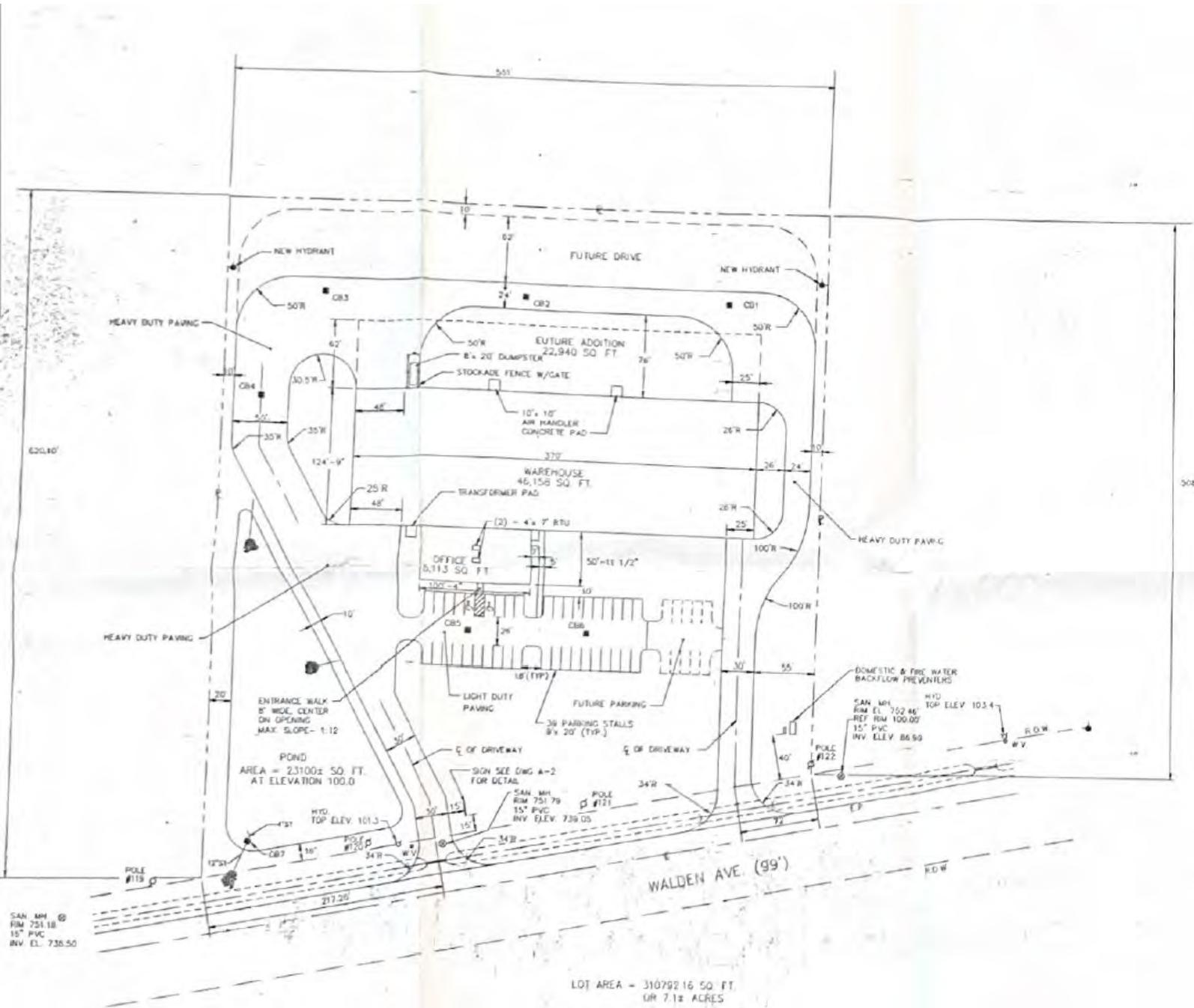


Aerial



Property Photos

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Site Plan