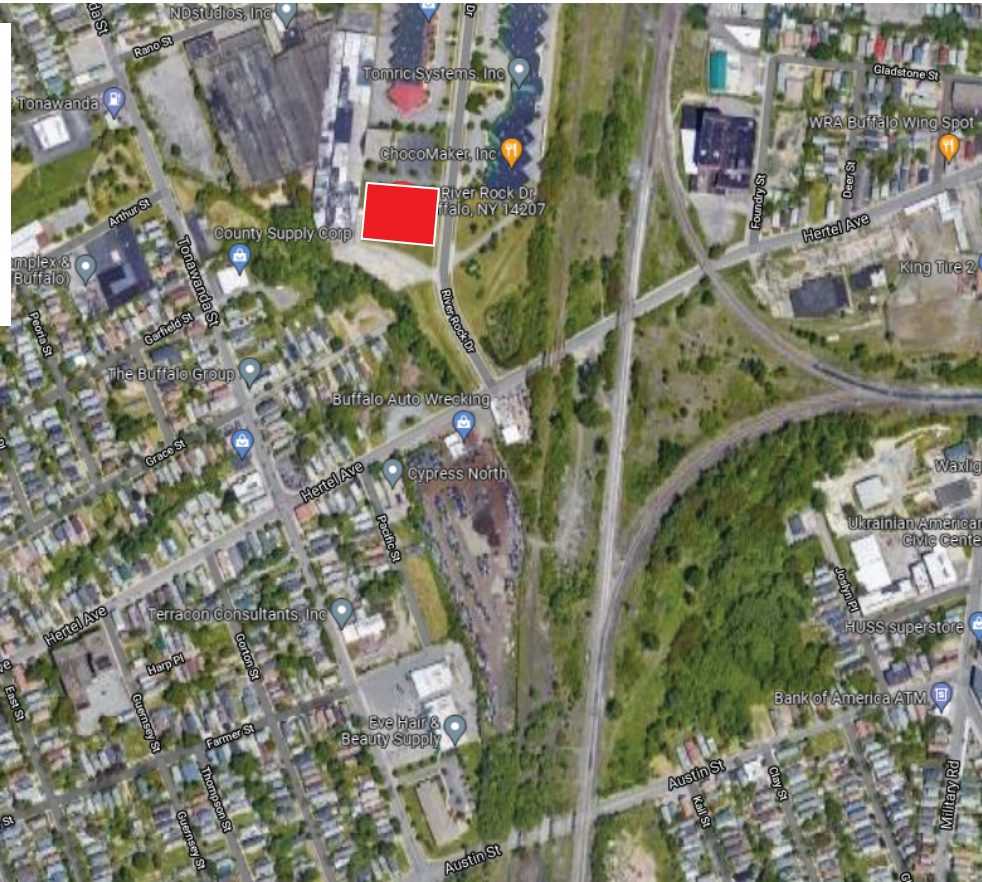


# 1 Acre Property Light Industrial

50 RIVER ROCK DRIVE, BUFFALO NY



## BUILD-TO-SUIT OPPORTUNITY

- 1 acre property zoned Light Industrial (IL) District
- All utilities available to site• Sought after North Buffalo location
- Located within immediate proximity to the I-190 entrance on Herchel Ave in North Buffalo

**Omar Abu-Sitta**

(716)204-3570

Omar@acquestdevelopment.com

**Tim Weber**

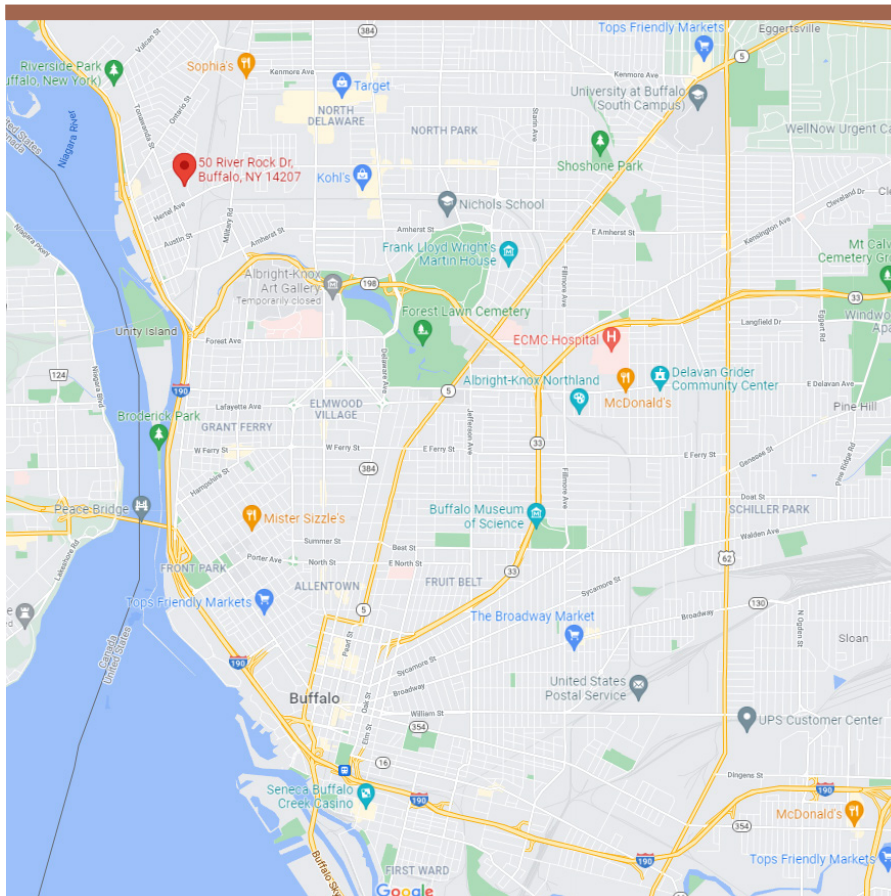
(716)204-3570

Tweber@acquestdevelopment.com

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# Property Location Highlights

LOCATED WITHIN IMMEDIATE PROXIMITY TO THE I-190  
ENTRANCE ON HERTEL AVE IN NORTH BUFFALO



Location Map

## DETAILS:

100% building and lot coverage permitted  
No building setback requirements  
No building height requirements

### Permitted uses include:

- Industrial
- Professional office
- Warehouse distribution
- Utility Infrastructure
- Amusement facility
- Retail
- Self-Storage
- Vehicle repair