

FOR SALE OR LEASE

211,650± SF HIGH-BAY CRANE FACILITY

Building Features

Building 1	140,930± Sq. Ft.
Building 2	70,720± Sq. Ft.
Total Size (2 Buildings)	211,650± Sq. Ft.
Lot Size	21.44± Acres

Property Highlights

- Rare High-Bay Industrial Opportunity in Tonawanda, NY
- Crane facility featuring two buildings
- **Building 1:**
 - 45' ceiling heights in the high bay area and 28' in the lower bay area
 - Column spacing 40'x70'
 - 10" thick floors
 - Ten (10) grade level doors
 - 4,225 SF of office space
 - Rail served by CSX
 - Fully sprinklered
 - Cranes: 45 Ton, 75 Ton, 10 Ton & 15 Ton
 - Taxes are \$271,372.08
 - **Low-Cost Heavy Power:**
•3PH / 480A / 2,300kV / 4,160V
- **Building 2:**
 - Small office with bathrooms, break area, and a locker room
 - Four (4) dock doors and five (5) grade level doors
 - 10" thick floors
 - 50,000 SF clear span section
 - Recent 20,000 SF addition
 - Fully sprinklered
 - Cranes: 40 Ton & 35 Ton
 - 45' ceiling height
 - **Low-Cost Heavy Power:**
•3PH / 480A / 2,300kV / 4,160V
- Skilled workforce
- Easily accessible location close to NYS I-190, I-290, and I-90 thruways
- Close to the Peace Bridge for quick access to the US/Canada Border
- Ideal for: Steel fabrication and heavy manufacturing



EXCLUSIVE CONTACT

Richard J. Schechter
Associate Real Estate Broker
+1 716 316 4040
rschechter@pyramidbrokerage.com

David P. Seider
Real Estate Salesperson
+1 716 570 9086
dseider@pyramidbrokerage.com

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



Aerial

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55 Milens Road
Tonawanda, NY

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Tonawanda, NY



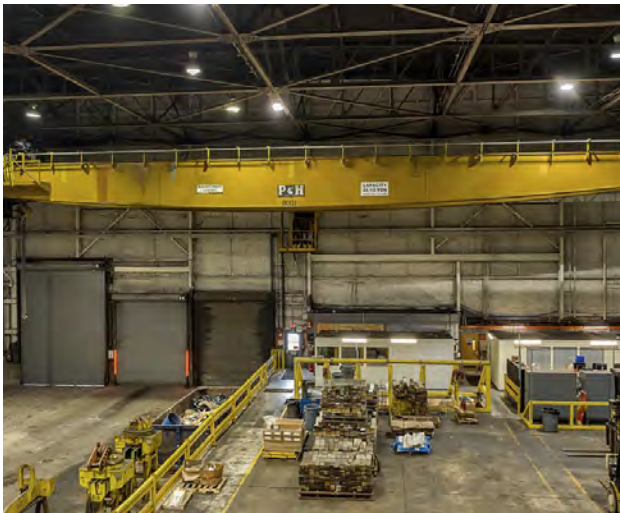
Building 1



Building 1



Building 1



Building 1



Building 2



Building 2