



High-Bay Industrial Distribution

2425 WEHRLE DRIVE, AMHERST, NY

BUILD-TO-SUIT OPPORTUNITY

- 16.50 acres zoned Research & Development (RD) for Lease
- Up to 90,000 square feet of commercial/industrial permitted
- Less than 1 mile to NY Thruway 90 on ramps
- Located adjacent to 90,000 sq ft NAPA Auto Parts store and distribution center

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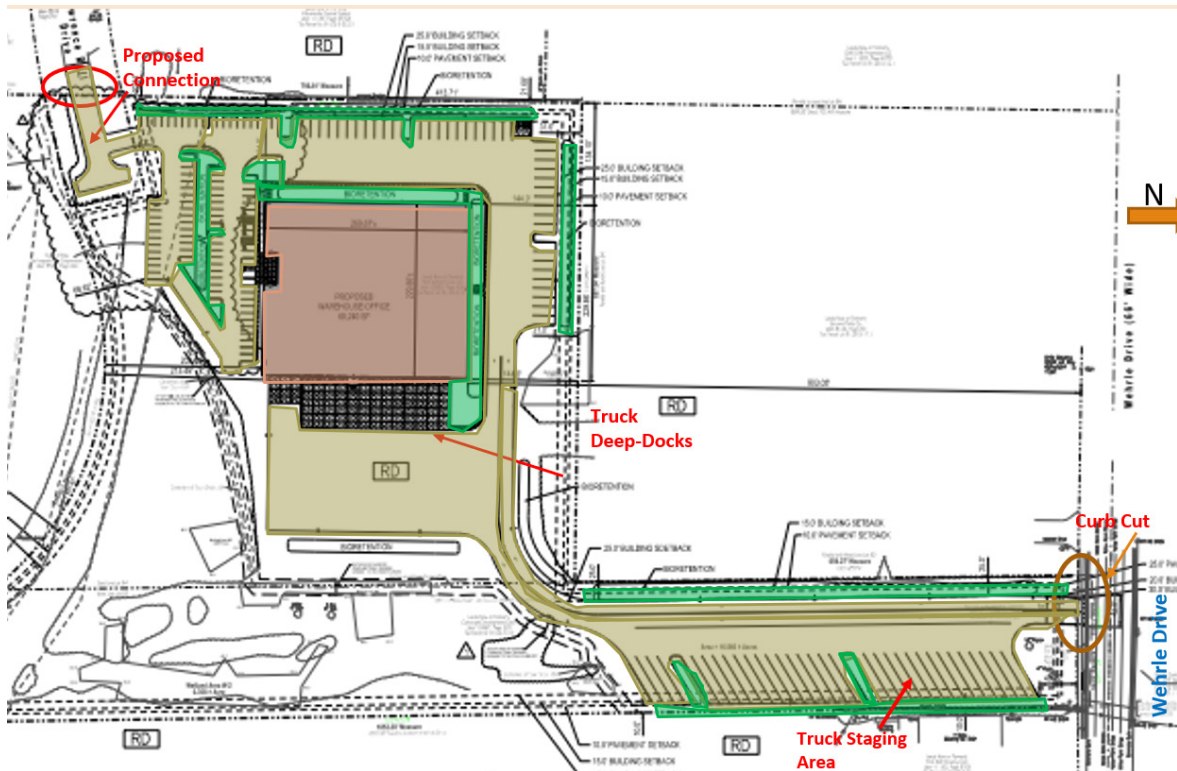
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Property Location Highlights

2425 WEHRLE DRIVE, AMHERST, NY.

A HIGH-BAY INDUSTRIAL DISTRIBUTION SPACE



Site Plan

16.50 acres zoned Research & Development (RD) for Lease up to 90,000 square feet of commercial/industrial uses. Town of Amherst site plan approvals received 2021.

Current approved site plan permits one 60,000 square foot high-bay (30'+ Clear) Warehouse/Light Industrial building with 86 employee parking spaces, 42 box truck spaces, and 34 tractor trailer spaces. Site plan is flexible to allow up to 90,000 sq ft with flexible parking requirements.