

WAREHOUSES FOR SALE

40 Elmview Drive, Hamburg NY
Near Camp Road



Two 1 story steel warehouses on 1.2 acres. 20' ceilings

Bldg 1: 3600 SF Bldg 2: 2,400 SF

Located one mile from NYS 90 Thruway Camp Road Exit.

Fully fenced lot. Annual Taxes: \$14,405



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Transit Road Shopping Corridor

- Over 14,000 cars per day passing 8080 Wehrle Drive
- 35,500+ cars per day passing on Transit Rd at Wehrle

Local Demographics:

1 Mile:
Population: 5,000
Average income: \$93,000

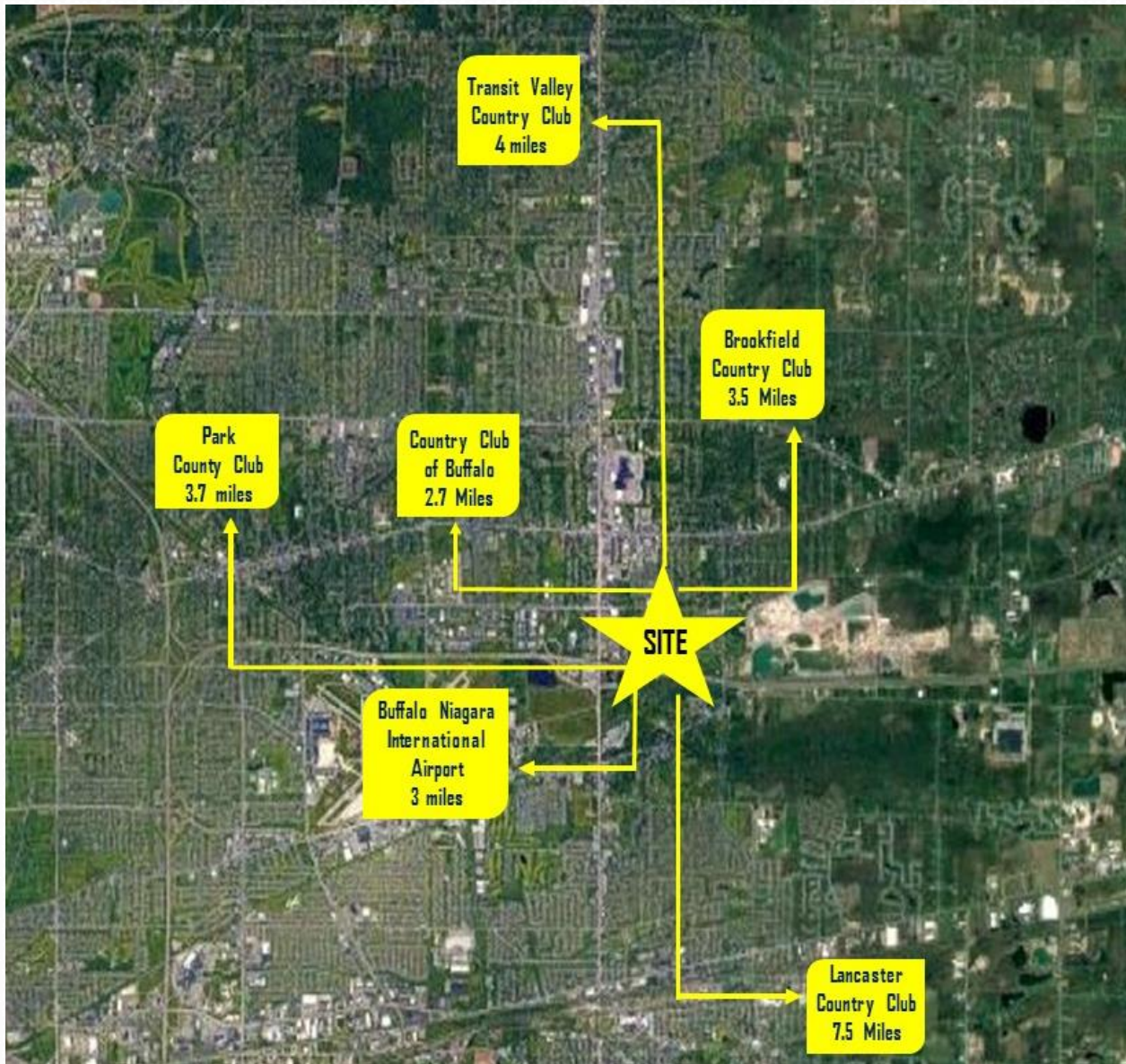
3 Mile:
Population: 49,000

5 Mile:
Population: 156,000
Average Income: \$86,000



8080 WEHRLE DRIVE, CLARENCE

Within Close Proximity to Several Local Country Clubs



For More information:
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