

FOR SALE OR LEASE: TWO INDUSTRIAL PROPERTIES



6351 Inducon Dr. East, Sanborn, NY
42,800 sq. ft.



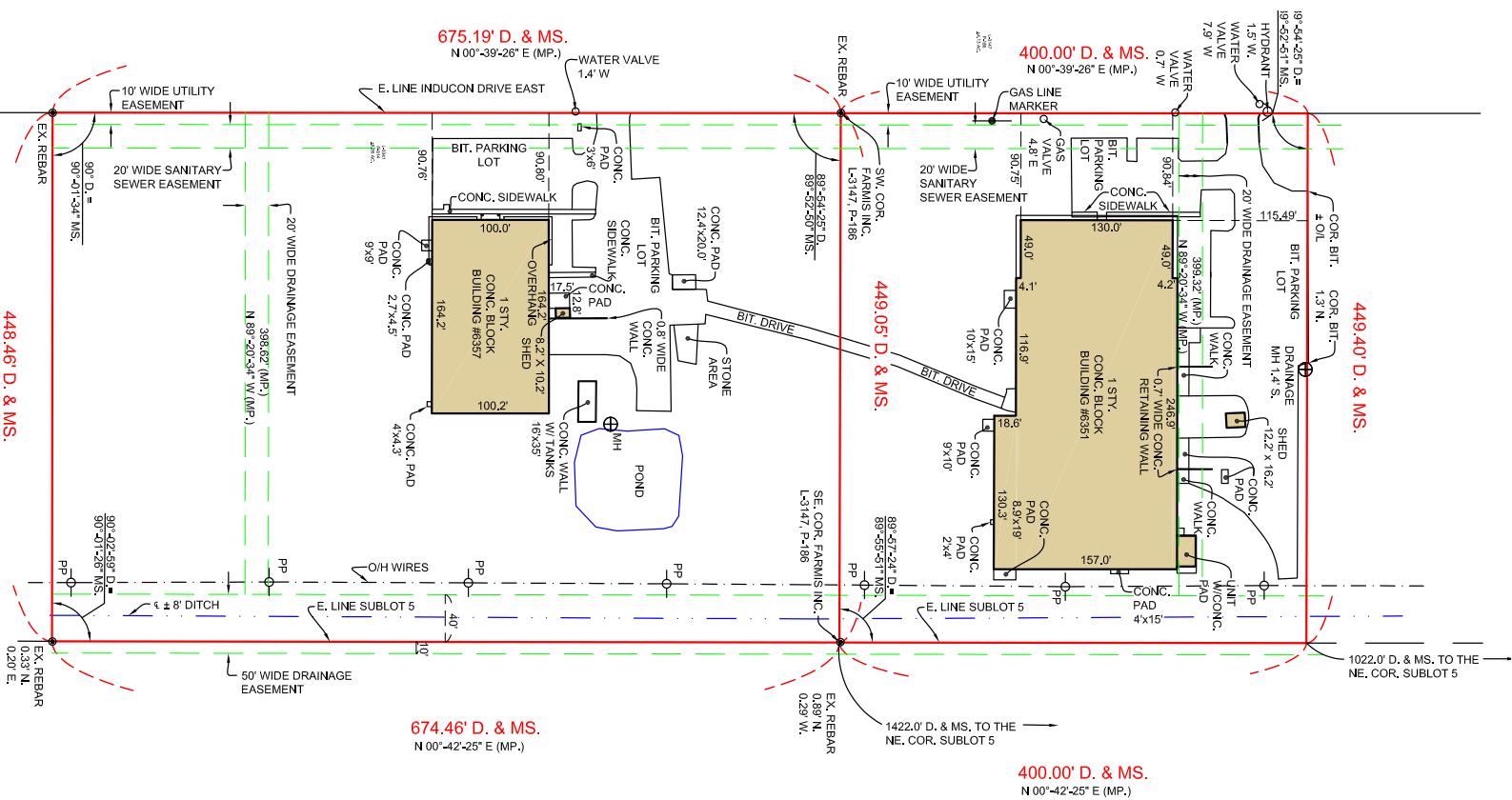
6357 Inducon Dr. East, Sanborn, NY
16,500 sq. ft.

Opportunity to acquire Two (2) adjacent industrial buildings totaling 60,000 sq. ft. on 10.5 acres in the Inducon Industrial Park. Owner will consider selling separately. Located in the Inducon Industrial Park behind Niagara Falls Air Base and the new 2 million sq. ft. Amazon Facility currently under construction.

For additional information, please contact:

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BUILDING SPECIFICATIONS

6351 Inducon Dr.

Municipality:	Sanborn, NY
County:	Niagara
Dimension:	130' x 247'
Total Sq. Ft.:	42,800 sq. ft.
Office:	5,000 sq. ft.
Lab:	2,800 sq. ft.
Warehouse/	34,900 sq. ft.
Production:	
Site Size:	4.5 acres
Built:	2002, addition 2005
Zoning:	Industrial
Exterior Walls:	Metal
Ceiling Heights:	22' at eaves
Electric:	New 13KVD Transformer (2000 amps) currently delivers 1,200 amps @ 480V
Sprinklers:	Yes
Loading Docks:	3 w/levelers
Grade Doors:	4
Heating:	Cambridge units w/regional supplements

6357 Inducon Dr.

Municipality:	Sanborn, NY
County:	Niagara
Dimension:	100' x 165'
Total Sq. Ft.:	16,500 sq. ft.
Office:	3,800 sq. ft.
Lab:	800 sq. ft.
Warehouse/	11,900 sq. ft.
Production:	
Site Size:	6.5 acres
Built:	2005 - 2006
Zoning:	Industrial
Exterior Walls:	Metal
Ceiling Heights:	26' at eaves
Electric	800 amps @ 480V
Sprinklers:	Yes
Loading Docks:	2 w/levelers
Grade Doors:	1
Heating:	Cambridge units w/regional supplements

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