



8 Apollo Dr

8 Apollo Dr, Batavia, NY 14020

SUPLEX
PROPERTIES



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8 Apollo Dr

\$600,000

This 12,700 SF industrial/flex building at 8 Apollo Drive in Batavia, NY presents a strong opportunity for an owner-user or investor seeking functional industrial space in a strategic Western New York location.

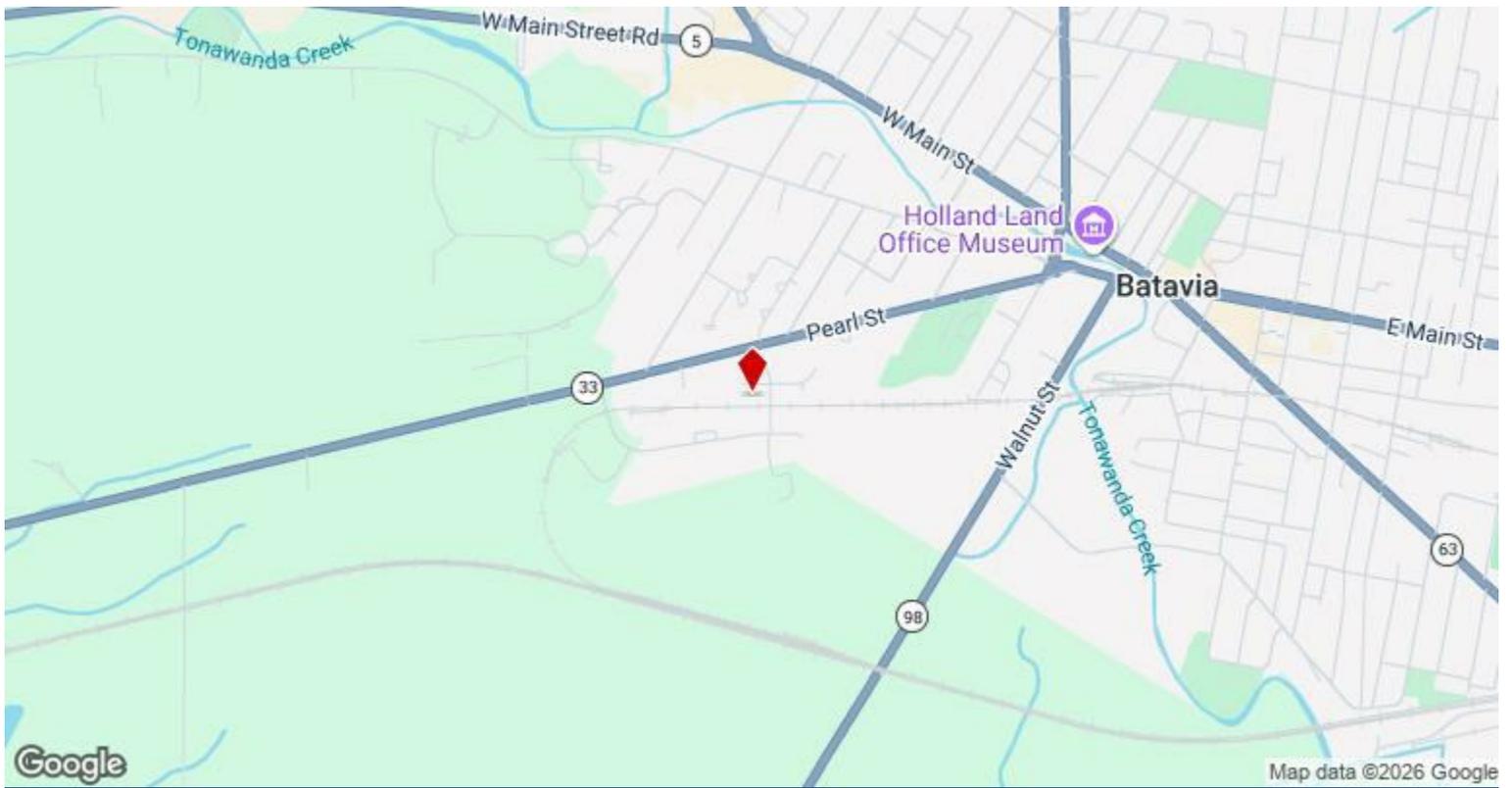
Constructed in 1976 and well maintained, the building is designed to support a range of operations including light manufacturing, warehousing, logistics, distribution, contractor operations, or storage. The property features five drive-in doors and two dock-height doors, providing efficient loading and operational flexibility for a variety of users.

The interior layout can accommodate a single tenant or be demised into two separate units, offering potential for multi-tenant income or phased occupancy.

- Owner-user or investment opportunity
- 5 drive-in doors and 2 dock-height loading doors
- Strategic location between Rochester and Buffalo



Price:	\$600,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Owner User
Lot Size:	1.41 AC
Gross Building Area:	12,700 SF
Rentable Building Area:	12,700 SF
No. Stories:	1
Year Built:	1976
Tenancy:	Multi
Parking Ratio:	1.18/1,000 SF
Clear Ceiling Height:	12 FT
No. Dock-High Doors/Loading:	1
No. Drive In / Grade-Level Doors:	5

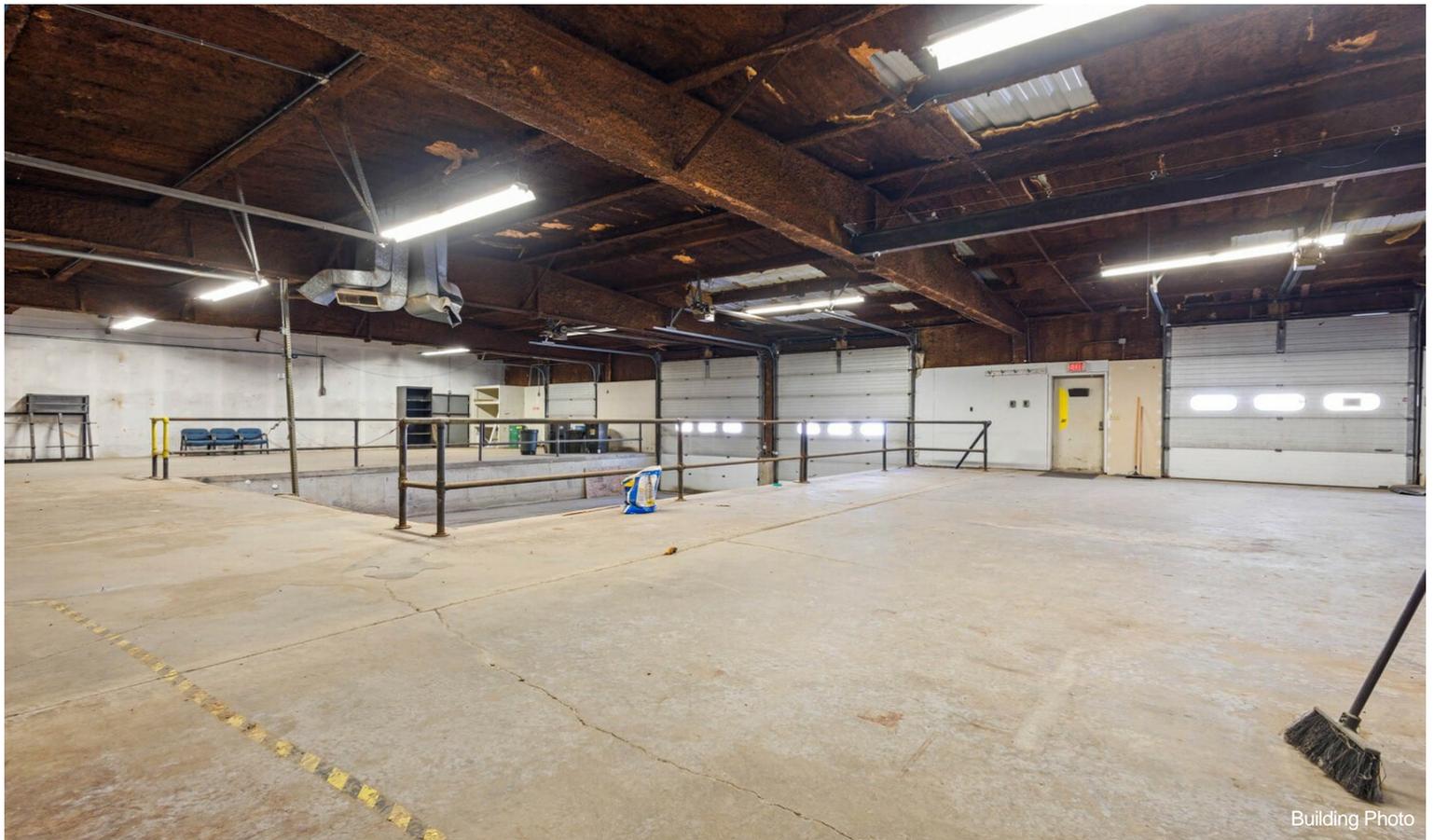


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Property Photos

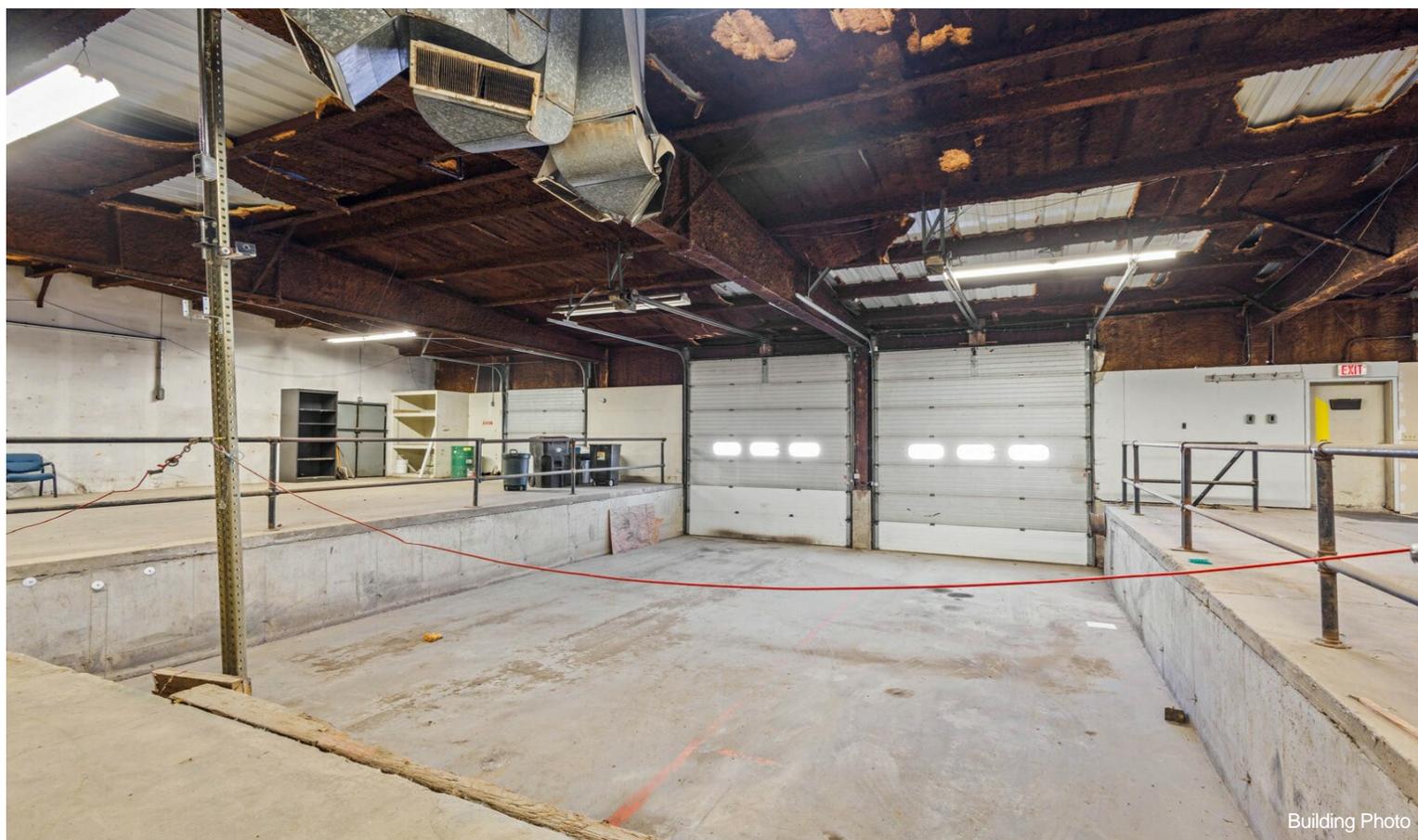


Building Photo

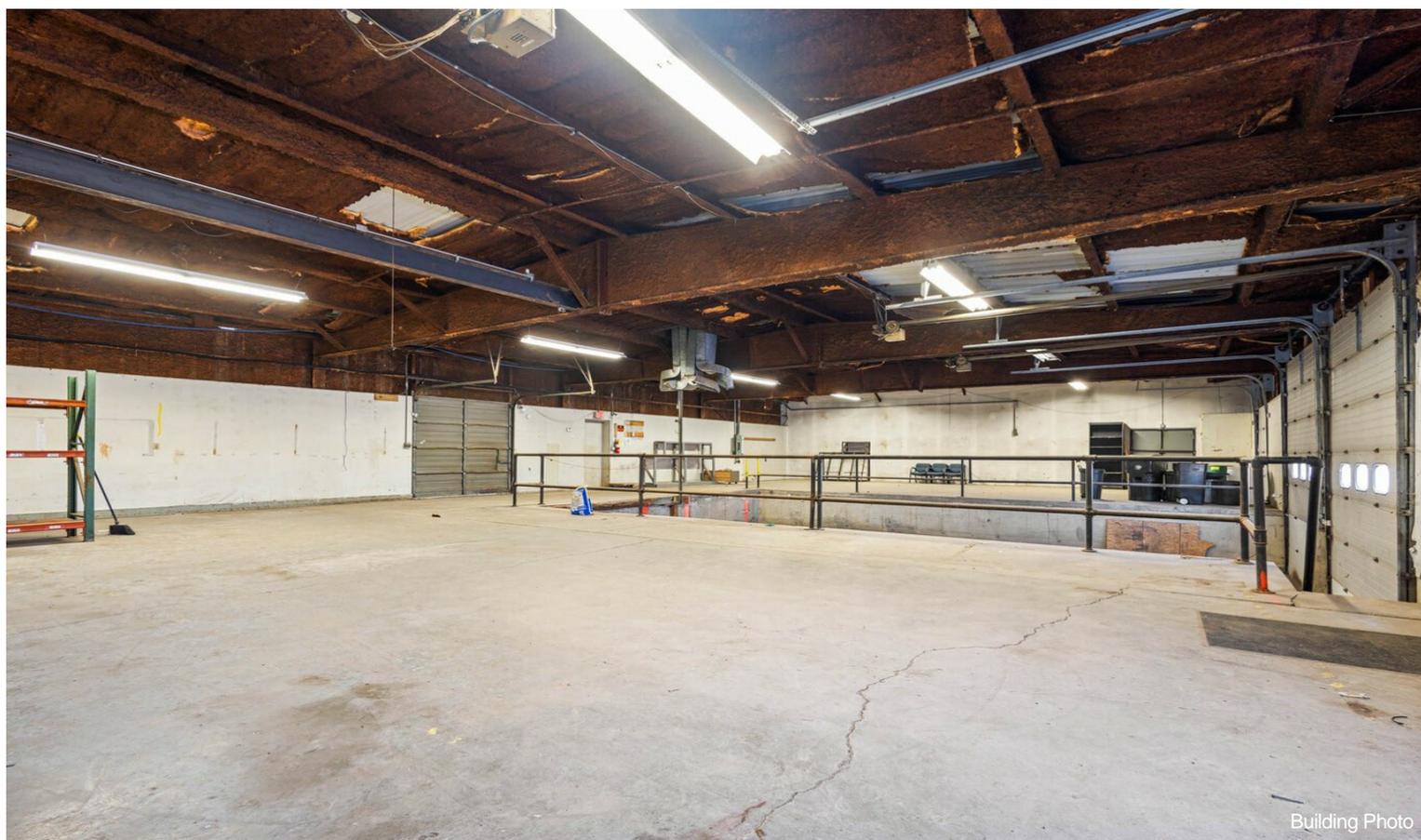


Building Photo

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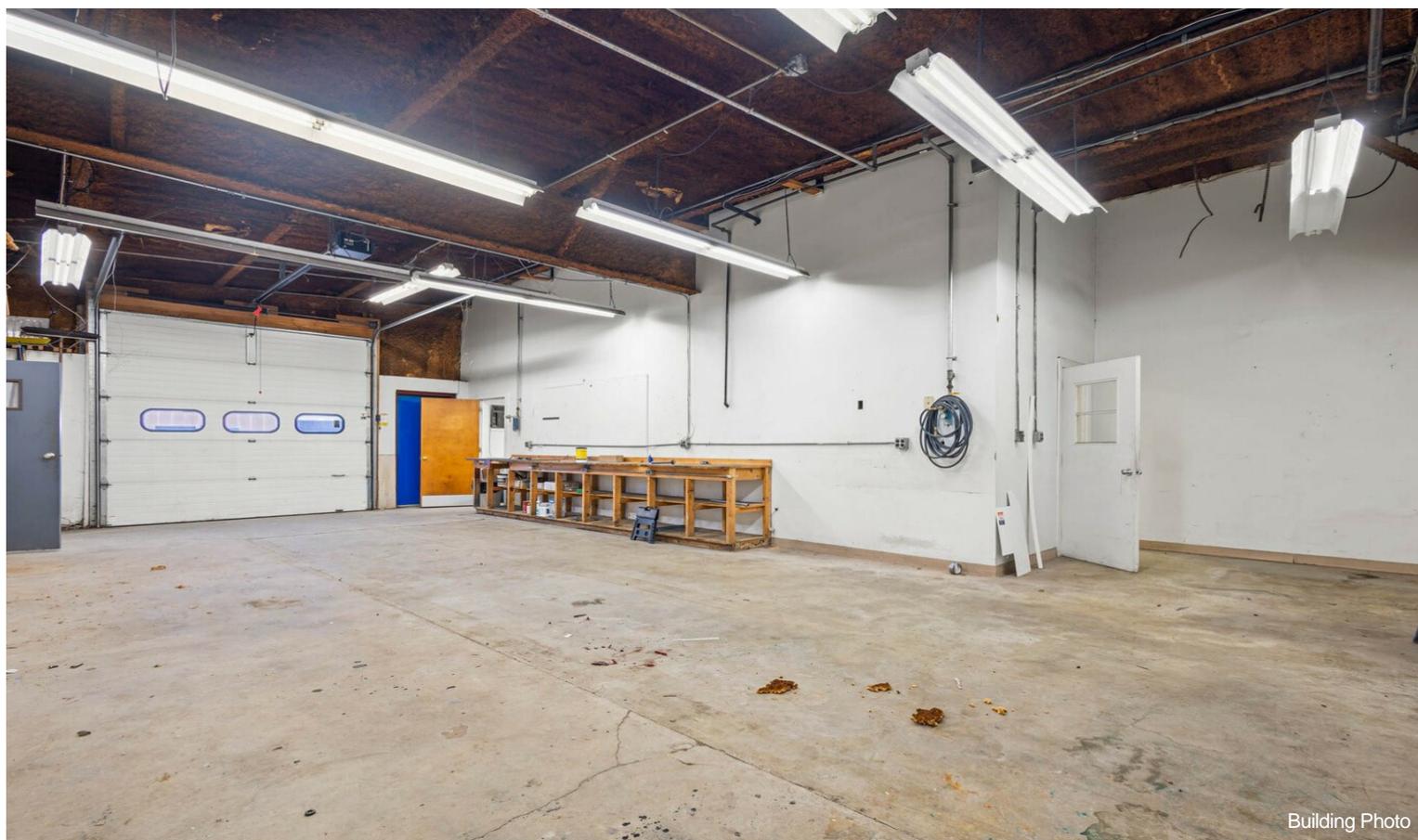


Building Photo



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