

**FOR SALE  
OR LEASE**

**HUNT**<sup>®</sup>  
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COMMERCIAL

hastings real  
group estate  
**SALE  
LEASE  
886-DEAL**

**CLEAN, CLIMATE CONTROLLED FLEX BUILDING, INVESTMENT PROPERTY  
WITH FUTURE OCCUPANCY POSSIBILITIES**

**5568 Davison Road, Lockport, NY 14094**



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**HUNT Commercial  
Real Estate Corp.**

**The Hastings Group**

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## PROPERTY FEATURES:

\*Building size: 26,500 SF including 4000 SF offices

\*Lot size: 4.2 acres with enough land to double size of building

\*Year built: 1999 with 2015 addition

\*Great for owner with a future use for the property!

\*Tenant is a pharmaceutical GMP Rated print manufacturer with approx. 2 yr remaining on lease at \$196,500 average annual net rent (9% CAP rate)  
Lease exp. 8/31/26

\*16 ft ceilings

\*1 recessed dock, 1 - 14' OH door

\*Wet sprinkled

\*Heat/ac & humidity controlled climate system with 8 rooftop units

\*Security system with cameras throughout

\*Cafeteria/break room

\*Data center

\*Backup HVAC system to prevent shutdowns

\*Heavy power

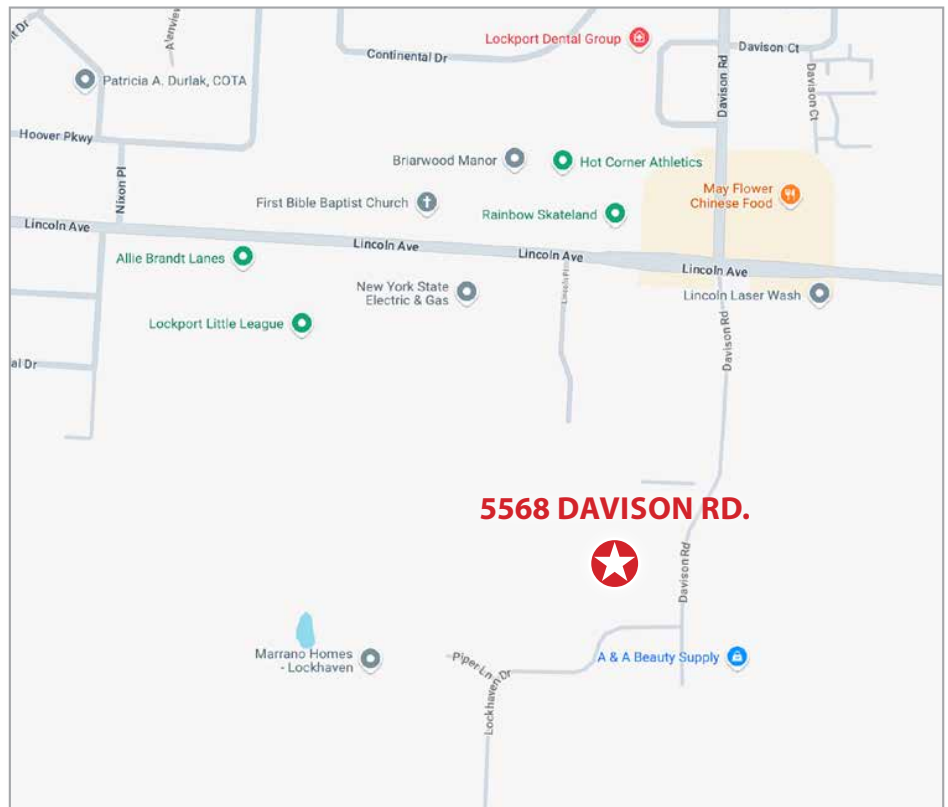
\*Water treatment system

\*Polished concrete floor

\*Roof sections are 8 yrs old and 20 yr old

\*Zoned PUD (planned urban development)

\*55 car parking



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