



## 550 Fillmore Ave

Tonawanda, New York 14150

### Property Highlights

- Industrial / Warehouse Space
- Available Spring 2026
- Versatile for warehouse, storage, or light manufacturing
- Undergoing full renovation
- Ceiling heights range from 12' to 17'
- Ground-level garage doors and shared loading docks
- Flexible configurations with open areas and offices
- Mezzanine space available in some units

### Offering Summary

<b>Sale Price:</b>	\$4,500,000
<b>Lease Rate:</b>	\$12 - 14 SF/yr (MG)
<b>Building Size:</b>	50,000 SF
<b>Available SF:</b>	5,000 - 50,000 SF
<b>Lot Size:</b>	57,261 SF

### For More Information

**Chadd Soto**

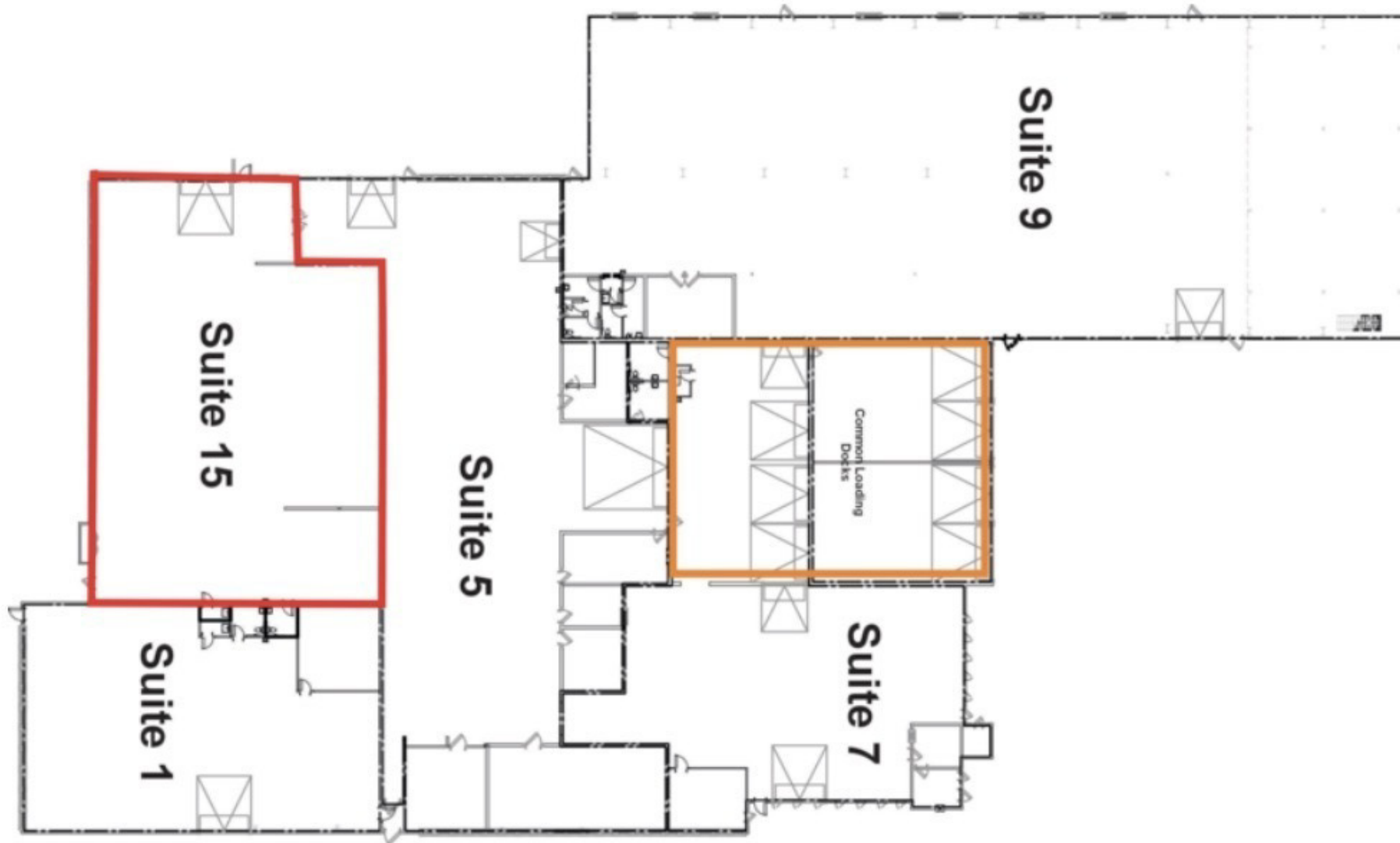
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csoto@naimcguire.com

550 Fillmore Ave, Tonawanda, NY 14150



# For Sale & Lease

5,000 - 50,000 SF  
\$12 - \$14 SF/yr  
Industrial Space



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**NAMcGuire**

# For Sale & Lease

5,000 - 50,000 SF  
\$12.50 - \$14.00 SF/yr  
Industrial Space



**550 Fillmore Ave, Tonawanda, NY 14150**

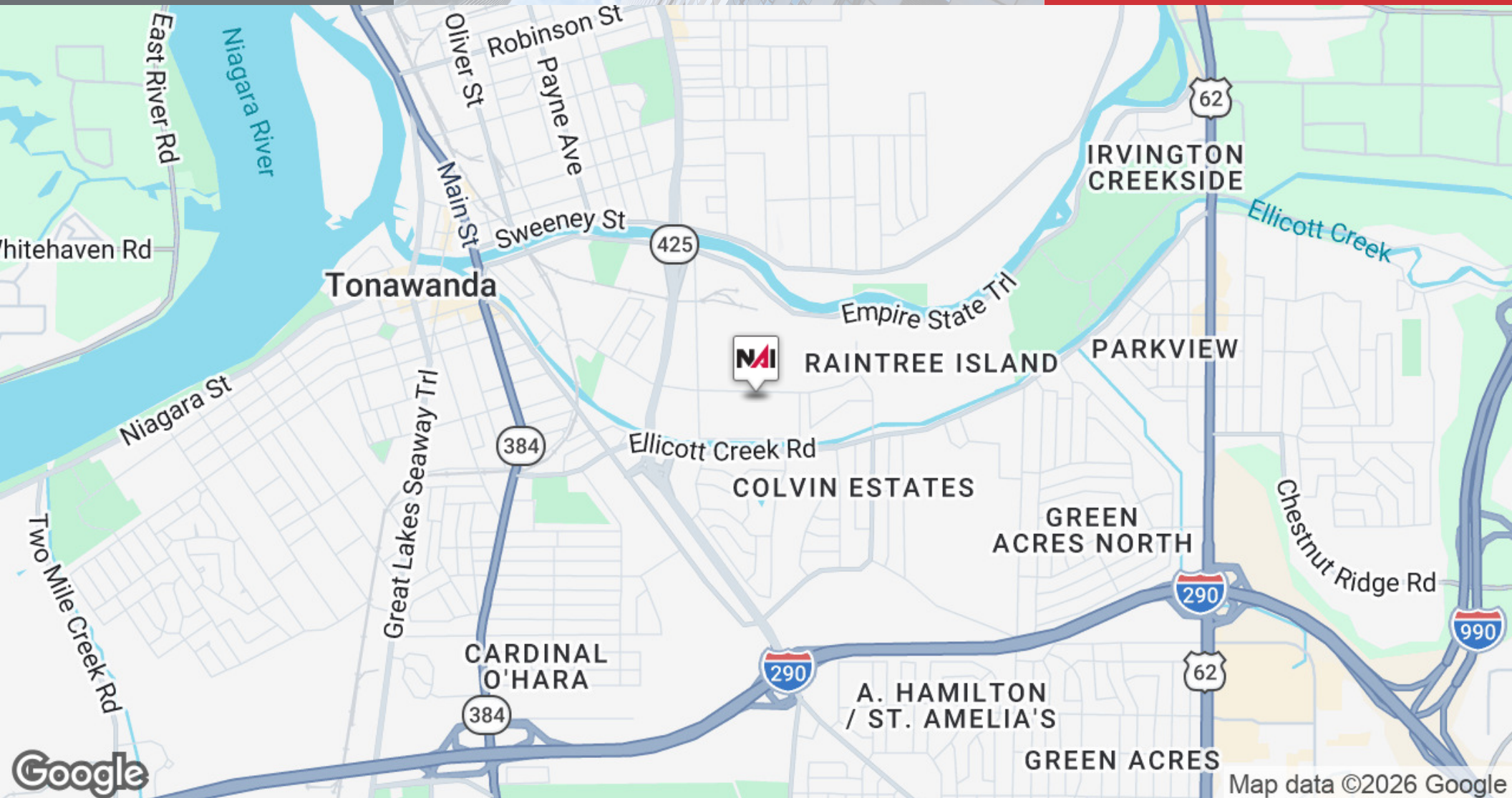
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**NAI**McGuire

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Industrial Space



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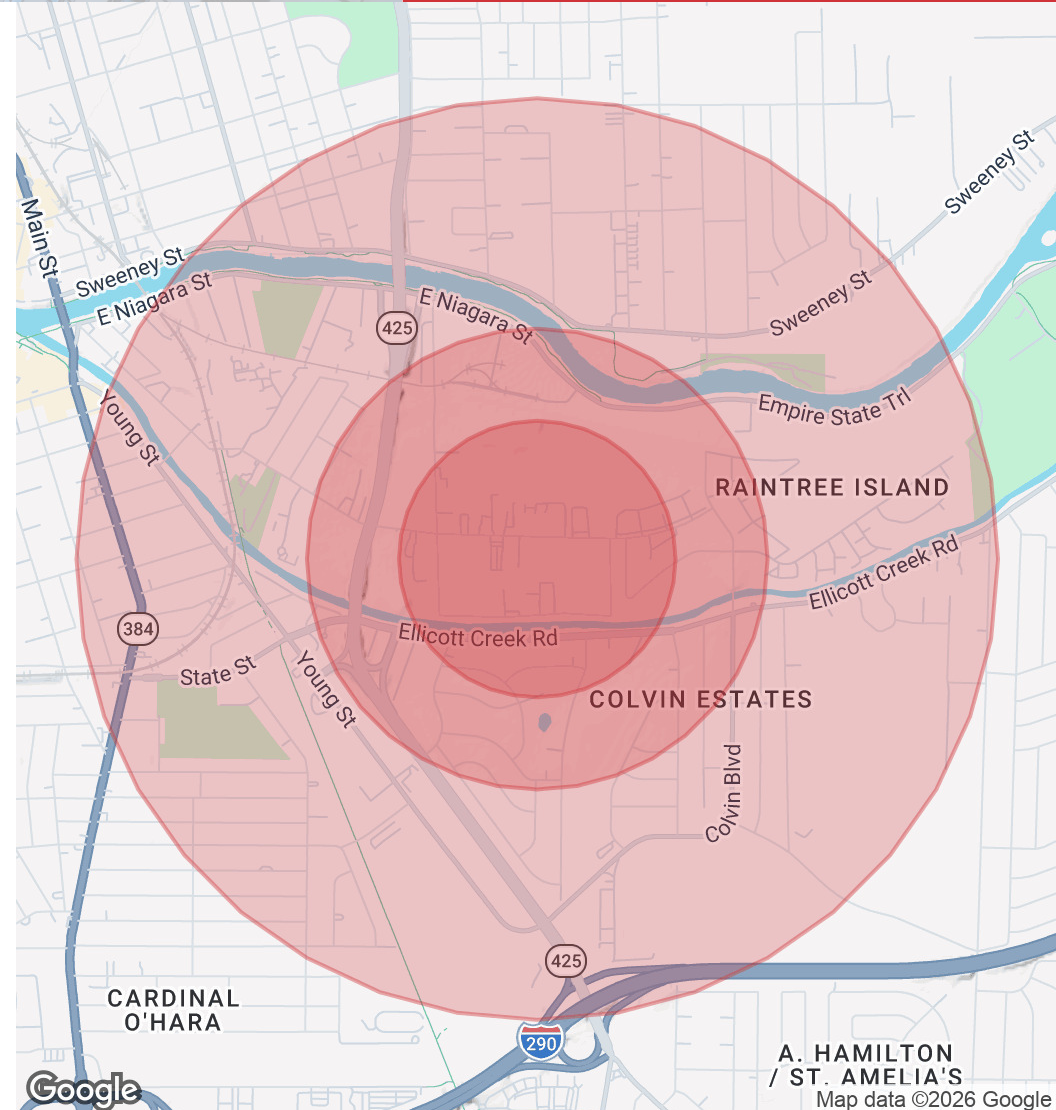
## Population

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	256	1,616	9,836
<b>Average Age</b>	41	42	43
<b>Average Age (Male)</b>	41	41	42
<b>Average Age (Female)</b>	41	42	44

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	138	824	4,796
<b># of Persons per HH</b>	1.9	2	2.1
<b>Average HH Income</b>	\$78,169	\$85,989	\$85,817
<b>Average House Value</b>	\$243,648	\$231,921	\$229,031

Demographics data derived from AlphaMap



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<b>Property Type</b>	Industrial
<b>Property Subtype</b>	Manufacturing
<b>APN</b>	39.46-2-3.1
<b>Building Size</b>	50,000 SF
<b>Lot Size</b>	57,261 SF
<b>Building Class</b>	C
<b>Year Built</b>	1925
<b>Number of Floors</b>	1
<b>Number of Buildings</b>	1

Industrial / Warehouse Space – Available Spring 2026

Industrial space suitable for warehouse, storage, industrial, or light manufacturing use. The building is undergoing a full renovation and is scheduled for availability in Spring 2026. Seller is offering built-to-suit options as well. Ceiling heights range from 12' to 17' depending on section. Spaces include ground-level garage doors and shared loading docks. Ample shared on-site parking is available, with approximately 85–100 spaces (±2 spaces per 1,000 SF) to support daily tenant and visitor needs.

Configurations vary by unit and may include large open areas, private bathrooms, offices or breakout rooms, and mezzanine space. Utilities are extra.



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