



## 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

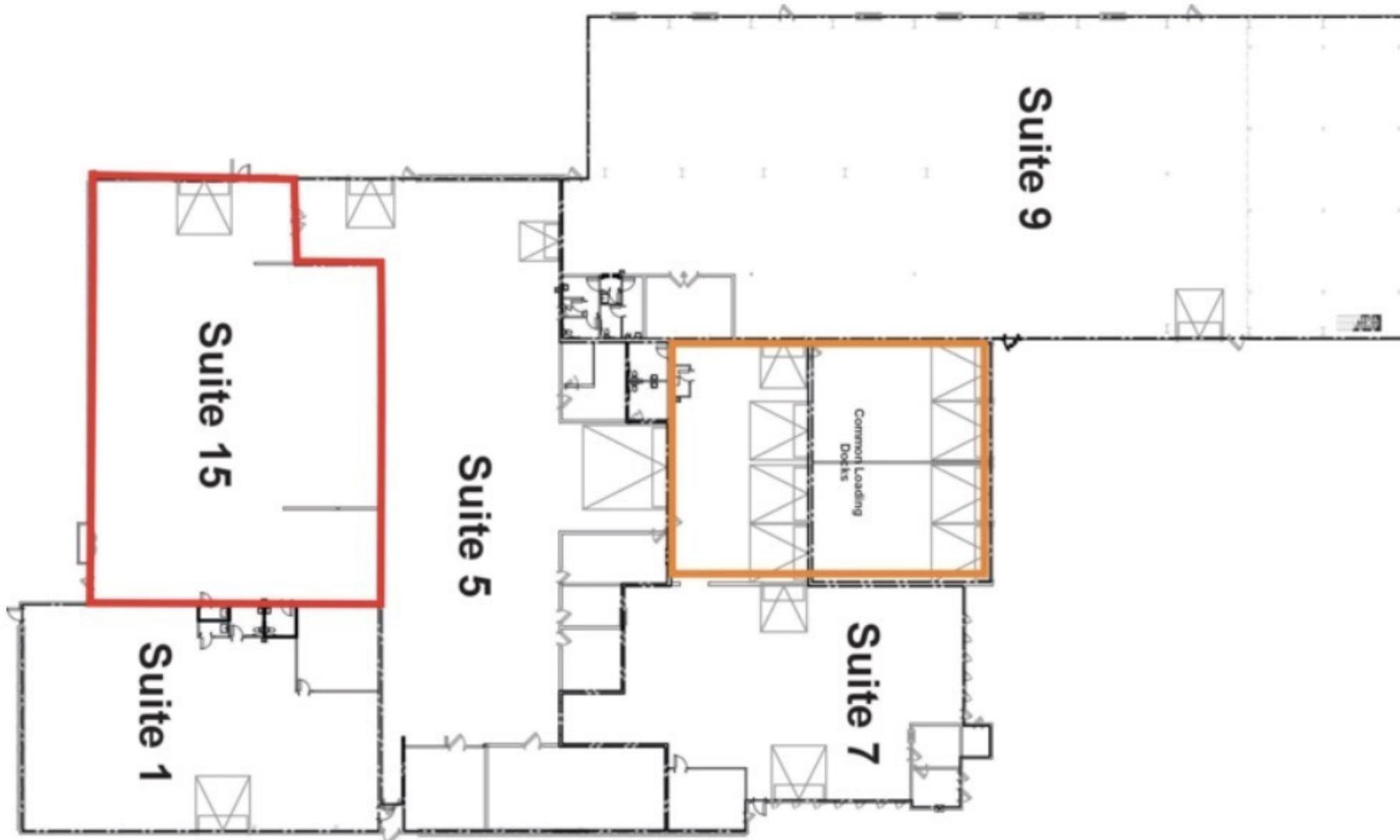
Sale Price:	\$4,500,000
Lease Rate:	\$12 - 14 SF/yr (MG)
Building Size:	50,000 SF
Available SF:	5,000 - 50,000 SF
Lot Size:	57,261 SF

### For More Information

**Chadd Soto**

O: 716 574 5533  
csoto@naimcguire.com

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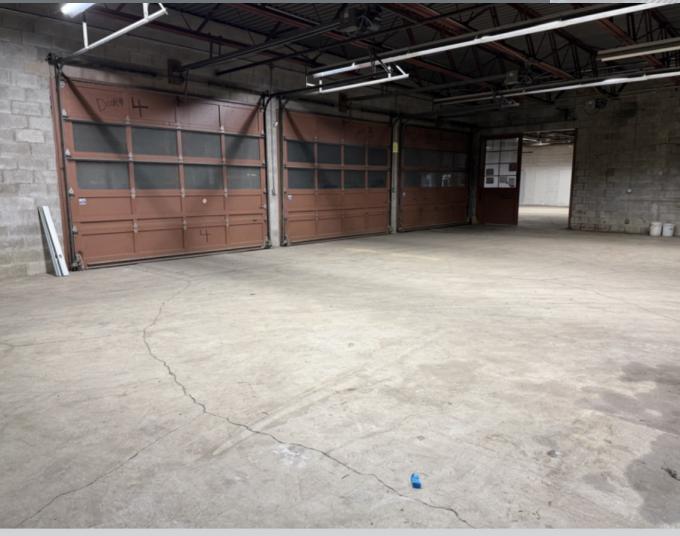


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**NALMcGuire**

# For Sale & Lease

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



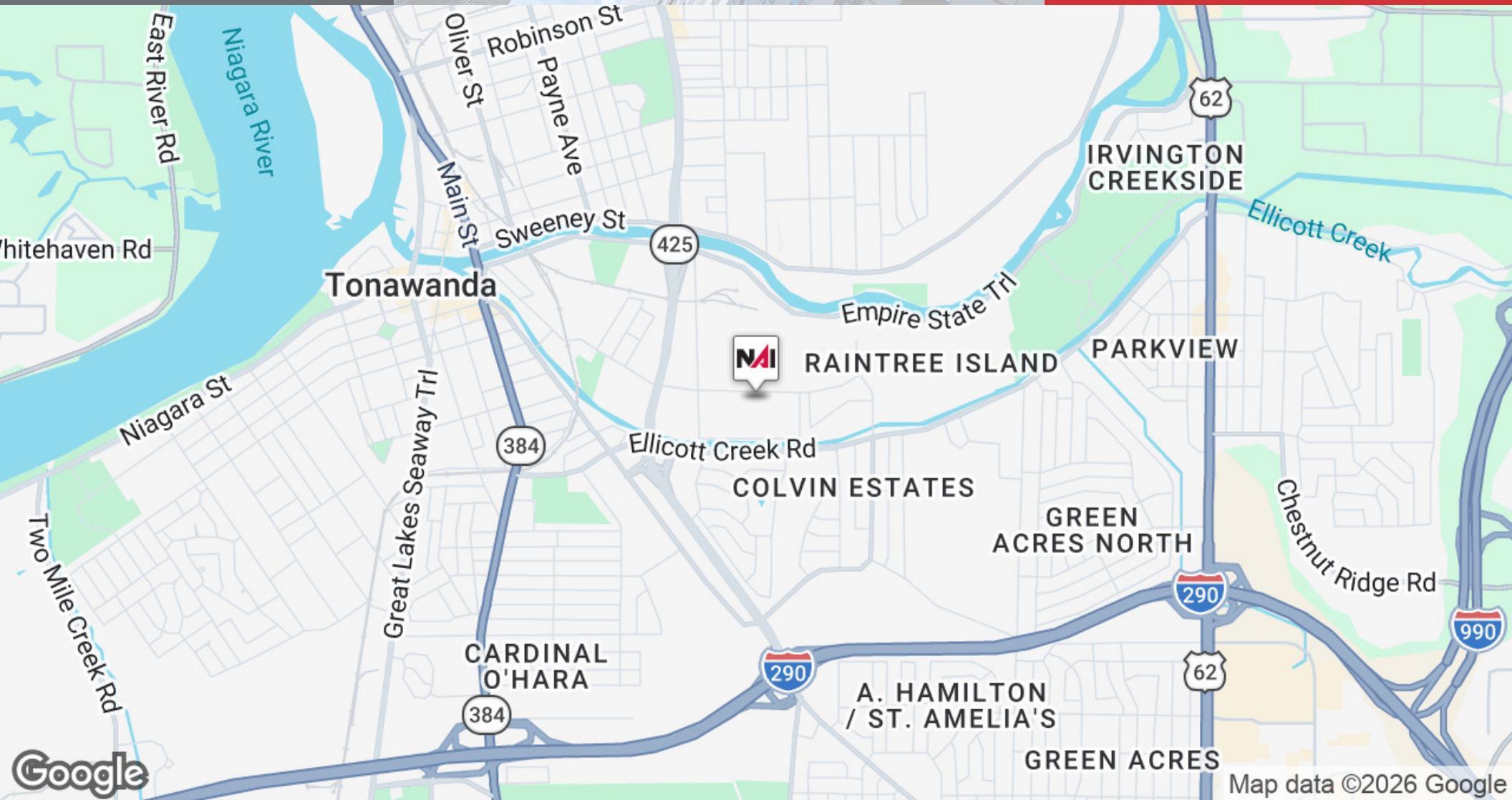
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**NAI** McGuire

# For Sale & Lease

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



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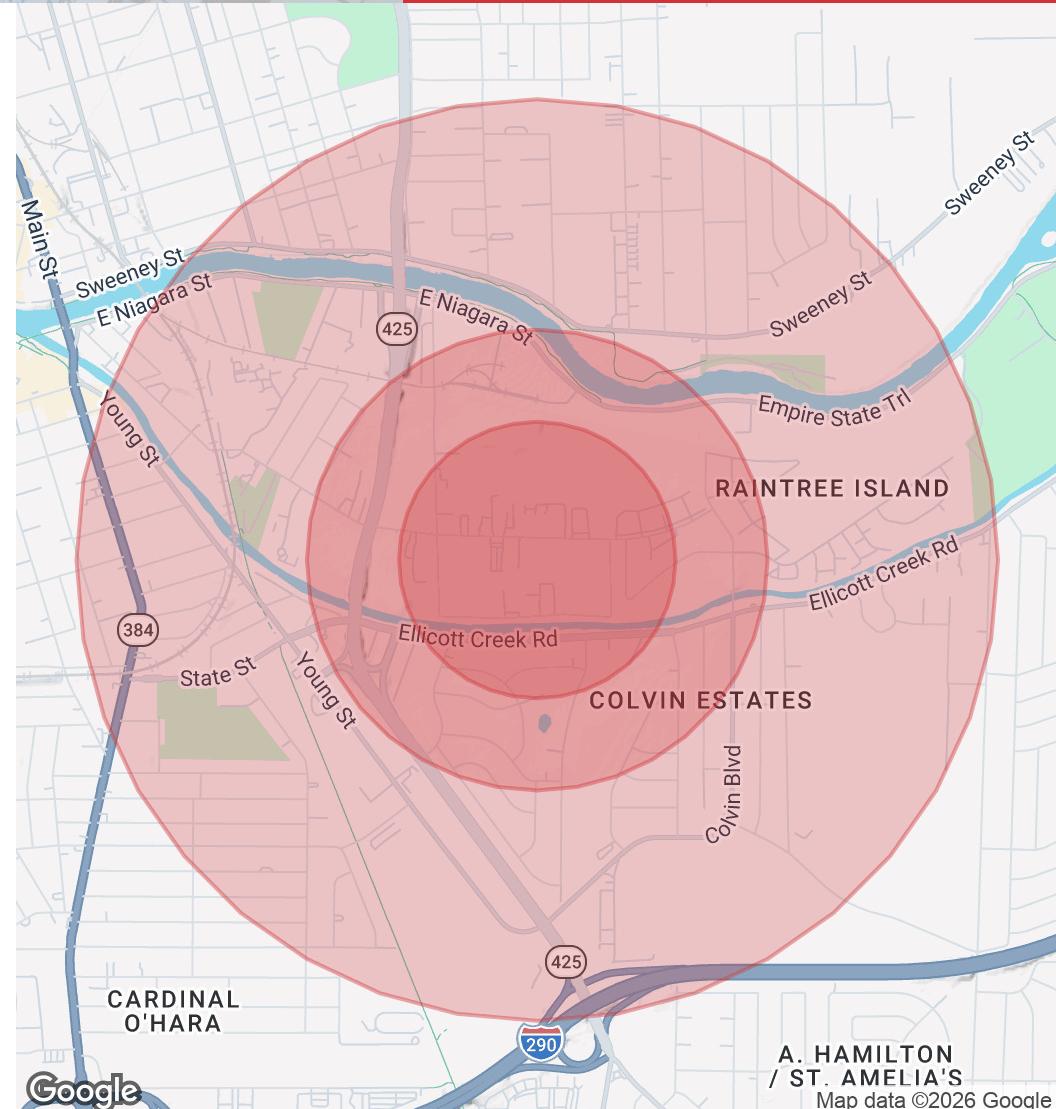
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Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	256	1,616	9,836
Average Age	41	42	43
Average Age (Male)	41	41	42
Average Age (Female)	41	42	44

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

Demographics data derived from AlphaMap



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Property Type	Industrial
Property Subtype	Manufacturing
APN	39.46-2-3.1
Building Size	50,000 SF
Lot Size	57,261 SF
Building Class	C
Year Built	1925
Number of Floors	1
Number of Buildings	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 ( $\pm 2$  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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