



30 ACRE DEVELOPMENT OPPORTUNITY

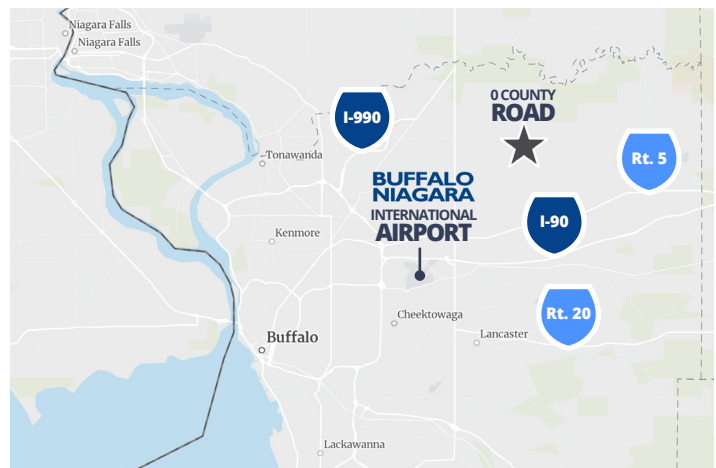


Zoned Industrial Business Park

30 acres of land available for sale in Clarence, NY. Located **20 miles northeast of Buffalo**, this parcel offers direct access to Route 5 and is within a **25-minute drivetime** of major thoroughways **I-90, I-290, I-990** and **Route 33**.

Erie County Property Address:
0 County Rd., Clarence NY 14031

SBL: 44.00-3-1.1111
Zoning: Industrial Business Park
Available Acres: 30



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PERMITTED USES:



Seller Executed Work Completed:

- Environmental Phase 1
- Environmental Phase 2
- Soil Study
- Wildlife Study
- Archaeological Study
- Wetlands Study

