

FOR SALE

310 E Elmwood Avenue Falconer, New York



145,000 ± SF Manufacturing Building

Building Features

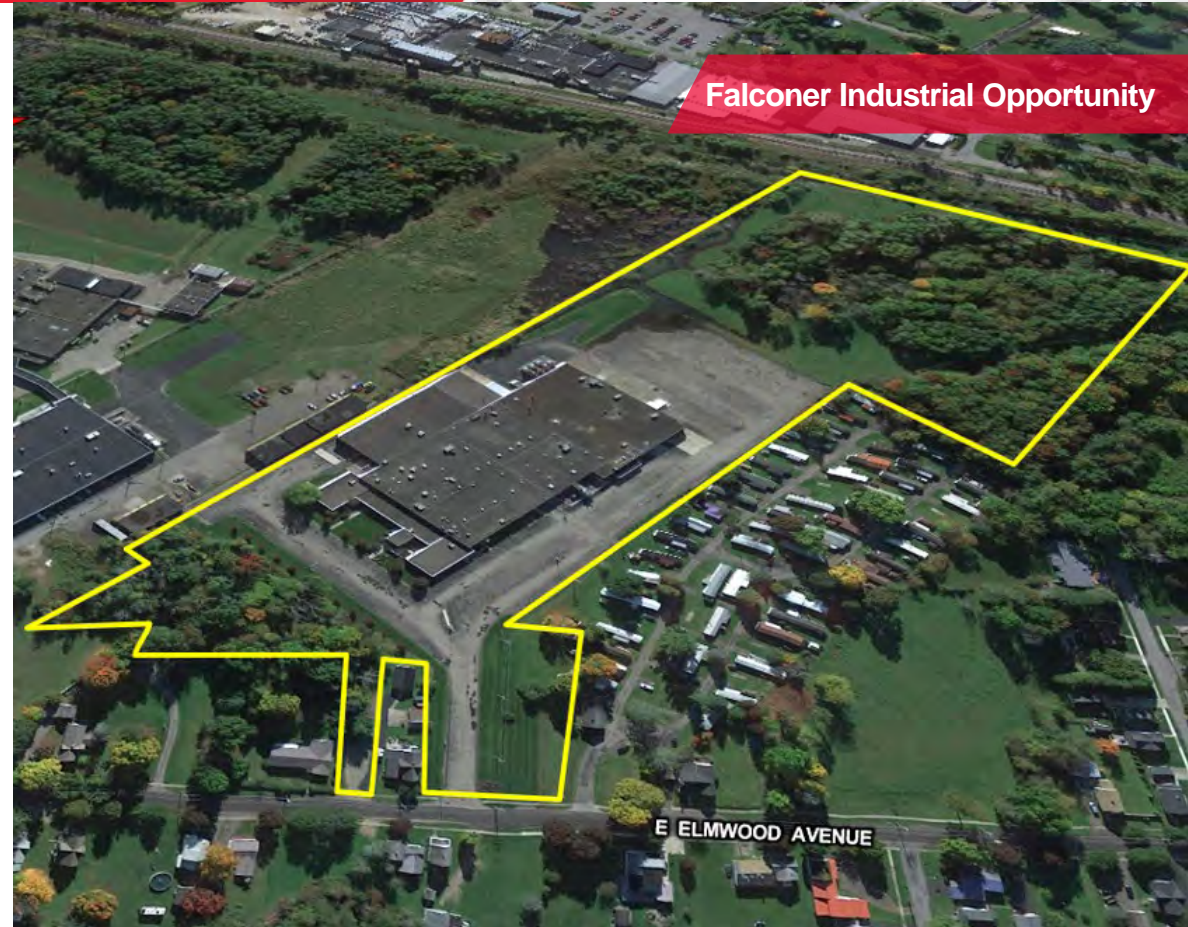
| | |
|---------------|-------------------|
| Building Size | 145,000 ± Sq. Ft. |
| Lot Size: | 28.64 ± Acres |

Property Highlights

- Large-scale manufacturing facility in Falconer, NY
- Ideal location for servicing New York, Ohio, Pennsylvania, and Canada
- Lab space connected to the office and manufacturing areas
- Features ten (10) dock doors and three (3) grade level doors
- Two cleanrooms
- Heavy power supply
- Includes 7.5-ton and 8-ton cranes
- Close proximity to I-86 (Southern Tier Expressway)
- Ideal for: manufacturing, light assembly, warehousing, distribution, storage

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Population | 2,031 | 15,350 | 38,116 |
| Average H.H. Income | \$68,738 | \$63,815 | \$65,122 |

Source: ESRI Business Analyst 2024



Contact

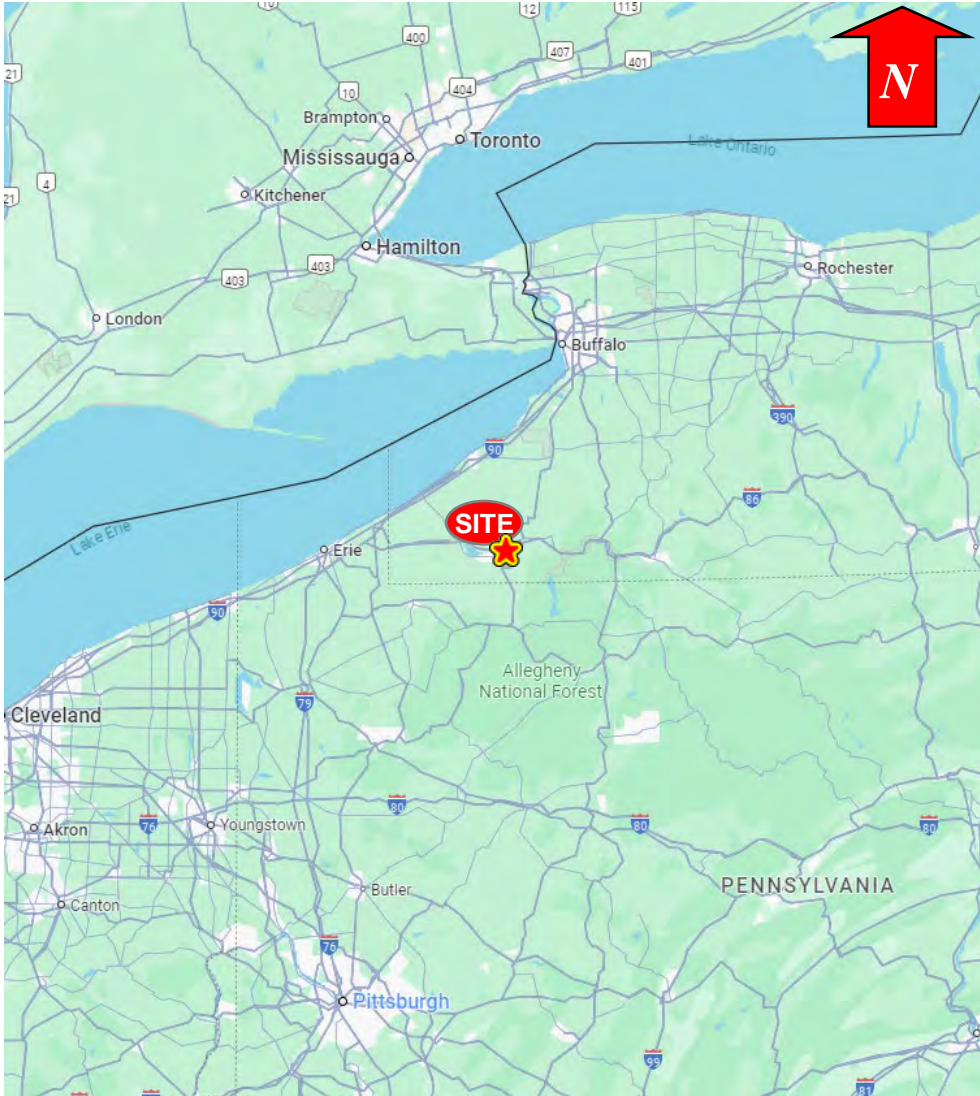
RICHARD J. SCHECHTER
Associate Real Estate Broker
+1 716 316 4040
rschechter@pyramidbrokerage.com

DAVID P. SEIDER
Real Estate Salesperson
+1 716 570 9086
dseider@pyramidbrokerage.com

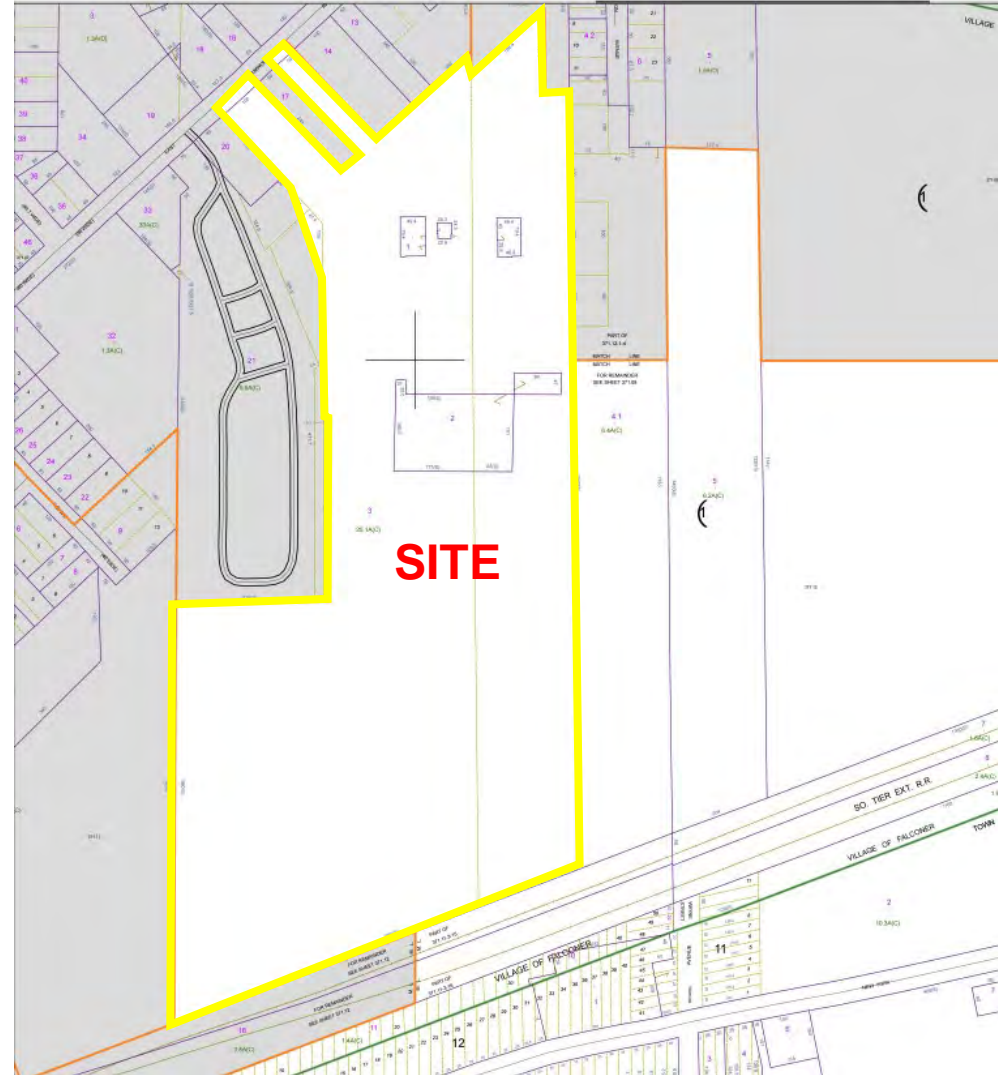
14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

FOR SALE

310 E Elmwood Avenue | Falconer, NY



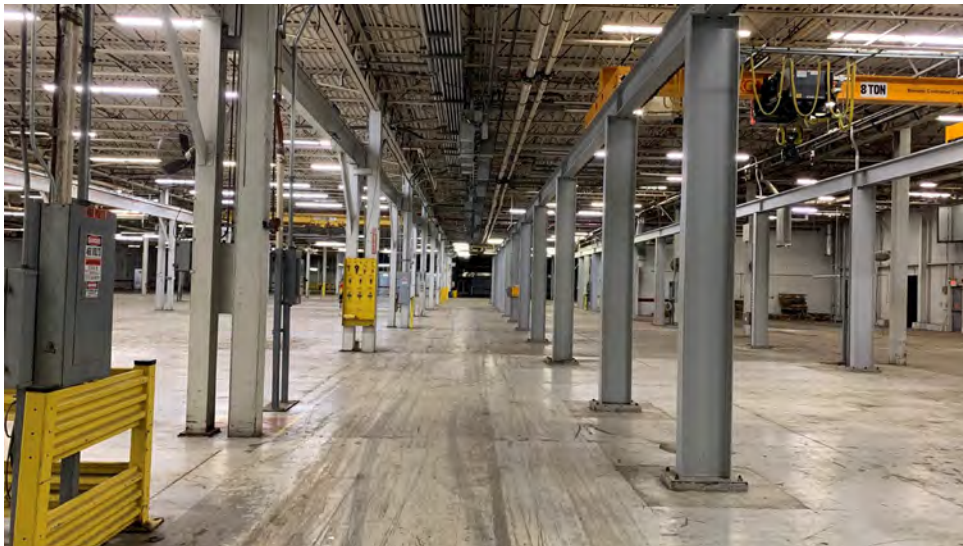
Location Map



Tax Map

FOR SALE

310 E Elmwood Avenue | Falconer, NY



Property Photos