

FOR SALE OR LEASE

6125 Lendell Road
Sanborn, New York 14132



27,264 ± SF Single-Tenant Industrial Facility

Building Features

Building Size	27,264 ± Sq. Ft.
Lot Size	1.8 ± Acres

Property Highlights

- Located in the Wheatfield/Lockport/Sanborn industrial corridor home to many small and medium size privately owned industrial companies
- Up to 18' clear height
- One (1) dock door and one (1) grade level door
- Includes 3,000 ± SF of office space, catering to administrative and managerial needs within the industrial setting
- Ample on-site parking
- 3-phase, 480-volt, 1240-amp power
- Located conveniently off Lockport Road, with easy access to major transportation routes and nearby amenities
- Proximate to Canada via the Whirlpool Bridge and Lewiston-Queenston bridges
- Suitable for: light manufacturing, light assembly, distribution, or warehousing

Contact

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Freestanding Industrial Property

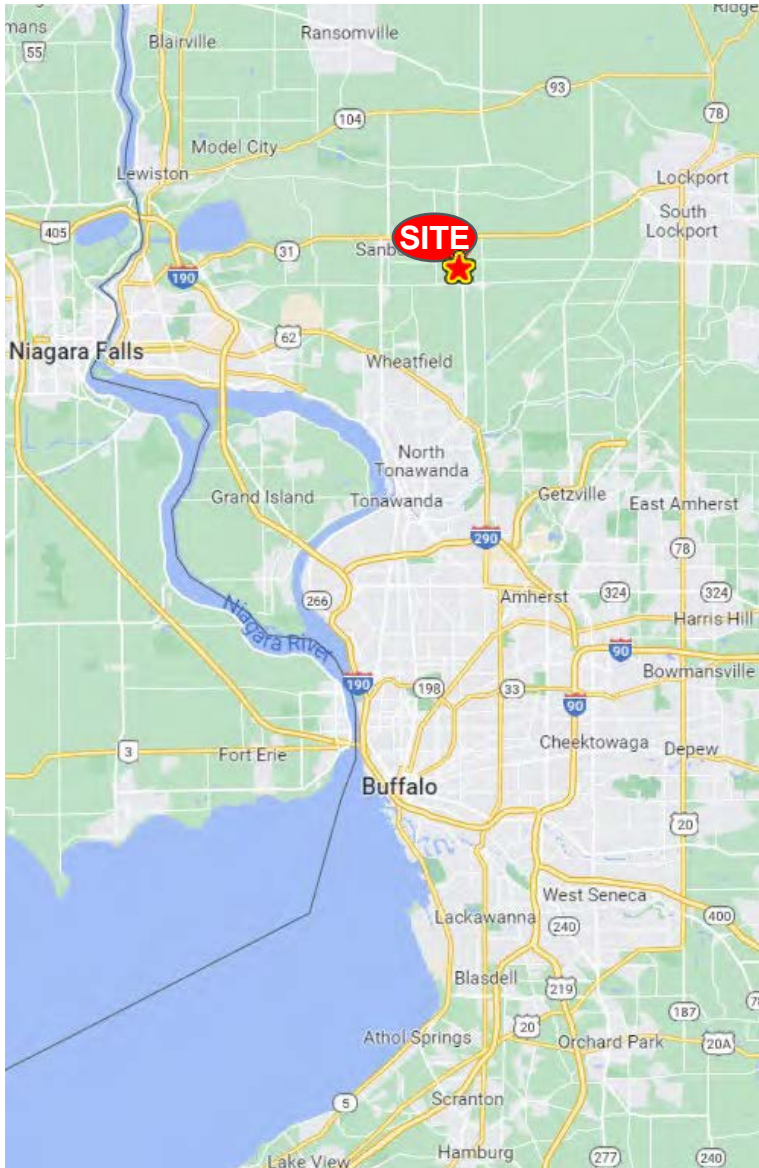


Demographic	1 Mile	3 Miles	5 Miles
Population	1,102	8,058	32,009
Average H.H. Income	\$130,734	\$128,779	\$120,494

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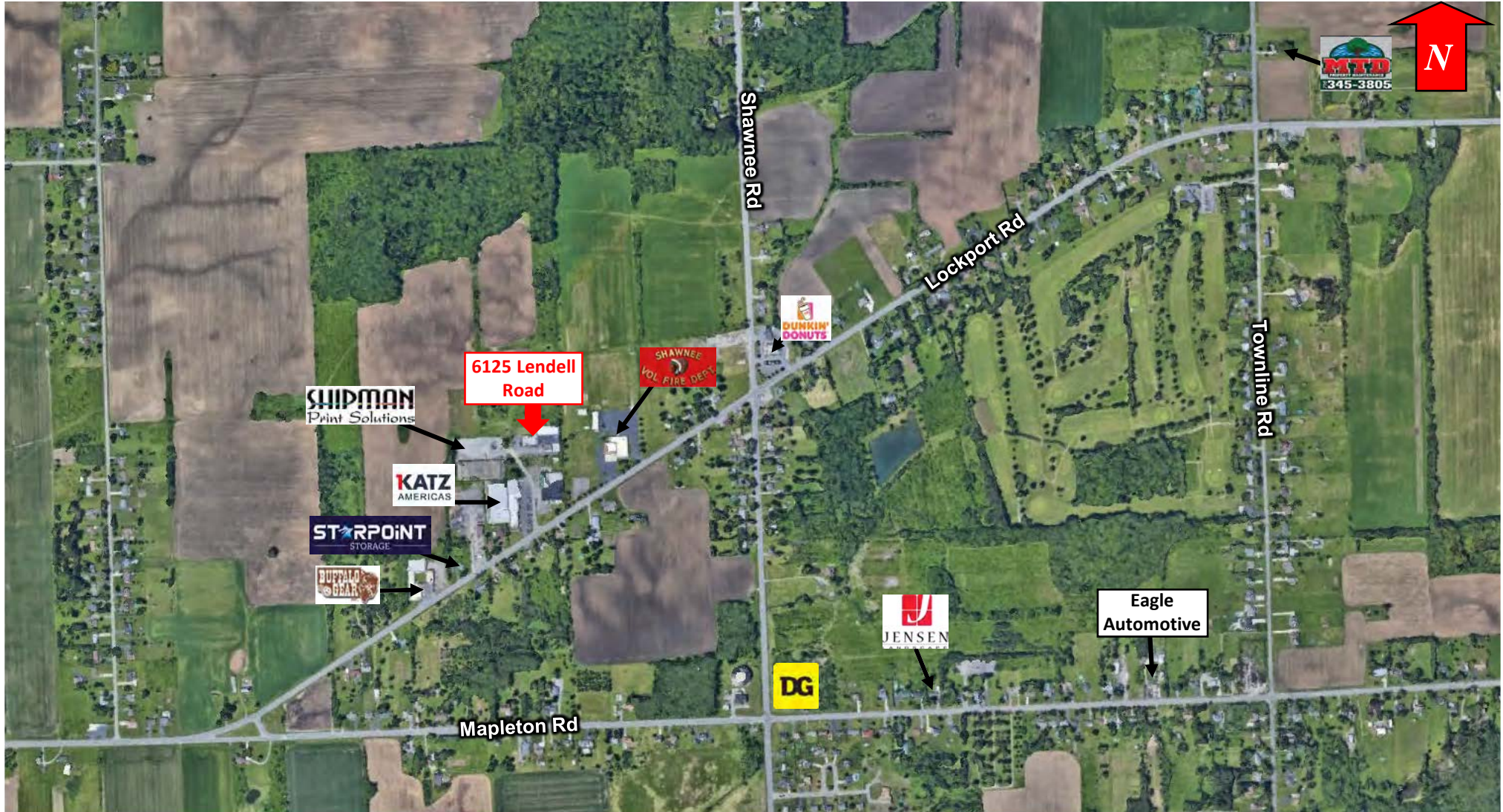
Location Map



Aerial

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Aerial