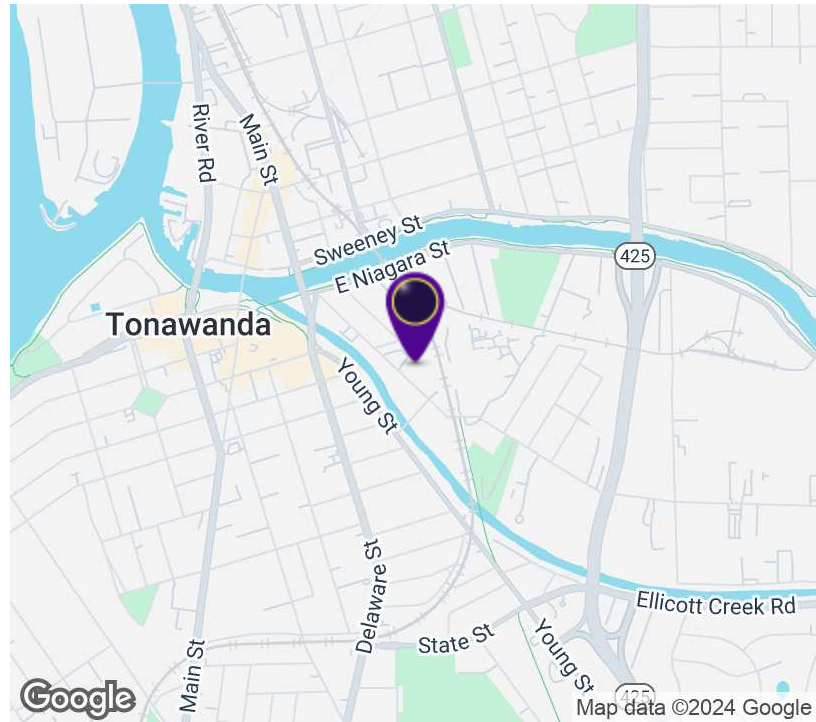


# 3 Industrial Spaces Available

131 Fillmore Avenue, Tonawanda, NY 14150



## OFFERING SUMMARY

Sale Price:	\$1,500,000
Available SF:	24,000 SF
Lease Rate:	\$6.50 SF/yr (NNN)
Lot Size:	2.8 Acres
Year Built:	1950
Building Size:	23,760 SF
Renovated:	2020
Zoning:	710
Price / SF:	\$63.13

## PROPERTY OVERVIEW

This industrial/commercial property located in Tonawanda consists of three separate buildings available for sale or lease. Included in the price are three separate buildings situated on 2.8+/- acres of land just minutes from Downtown Tonawanda. Building one is 24,000+/- SF, Building two is 3,600+/- SF, and Building three is 1,800+/- SF. The main warehouse space, approximately 24,000+/- SF, is equipped with both heating and cooling controls throughout the building. This building has roughly 3,000 SF of office space located in the front of the building with a combination of private offices, a reception area, break room, conference room, and lab testing locations. The industrial warehouse space was constructed in 1950 and throughout the years two additions have been constructed on the building. The ceiling heights range from 12' up to 16'. Ample electricity comes into the property with a separate transformer located in the rear of the property. One grade-level door is located on the side of the building with access to the parking lot, street access, or separate warehouse space. The 3,600+/- SF warehouse space has 2 loading docks and a concrete ramp/pathway directly to the main building making all shipping and receiving of goods and products easily transferable. This warehouse space has 20' ceiling heights, heat, and rough plumbing for a bathroom. 14' overhead door makes all logistics convenient. Between the 3,600+/- SF warehouse space and the 1,800+/- pole barn is a concrete slab, fenced in, ideal parking for any large vehicles, tractors, RV's, etc.. the 1,800+/- SF pole barn it's perfect for any additional storage. Three separate curb cuts on Fillmore Avenue with extra green space for future construction or development. Environmental reports from the DEC have deemed the property clean and are actively monitoring the site. the large warehouse building is occupied by Manth Manufacturing with 2 years remaining on their lease agreement.



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

# 3 Industrial Spaces Available

131 Fillmore Avenue, Tonawanda, NY 14150



## LOCATION DESCRIPTION

Located in the industrial/commercial district of Tonawanda this property is minutes from the Main Street Bridge and the heart of downtown Tonawanda. Easy access to all major streets and roads including the Twin Cities Memorial Highway & NYS Thruway I-290. Close proximity to North Tonawanda, Niagara Falls, Downtown Buffalo, and the United States/Canadian border

## PROPERTY HIGHLIGHTS

- Three Separate Buildings: 24,000 +/- SF, 3,600 +/- SF. & 1,800 +/- SF
- Industrial Warehouse in Downtown Tonawanda
- Ample Parking
- Close Proximity to Twin Cities Memorial Highway & NYS Thruway I-290
- 2 Loading Docks
- Roughly 3,000 +/- SF Office Space

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$6.50 SF/yr (NNN)
Available SF:	24,000 SF
Lot Size:	2.8 Acres
Building Size:	23,760 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	491	1,728	6,168
Total Population	952	3,311	12,666
Average HH Income	\$66,256	\$68,925	\$70,806



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



ADDITIONAL PHOTOS

# 3 Industrial Spaces Available

131 Fillmore Avenue, Tonawanda, NY 14150



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

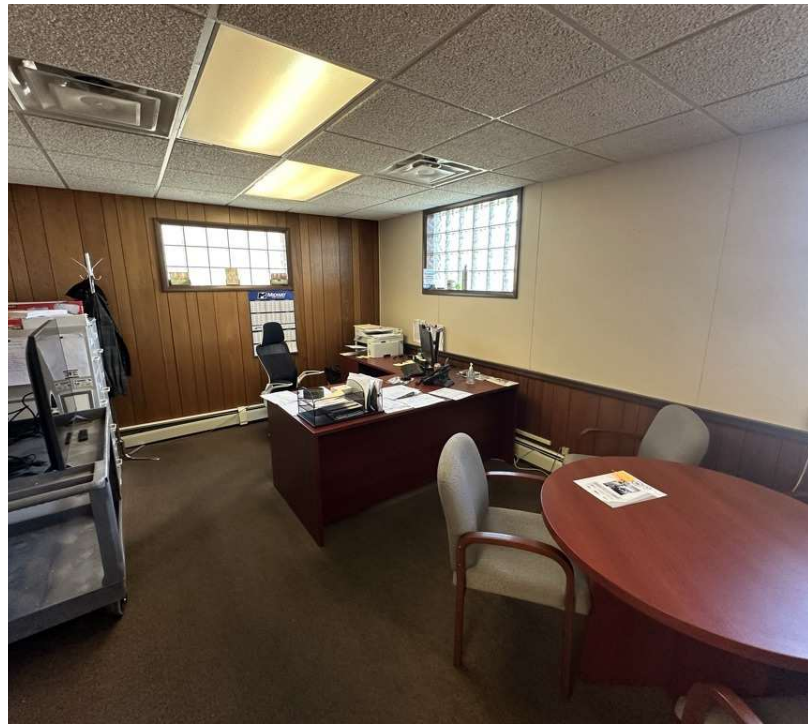
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



ADDITIONAL PHOTOS

# 3 Industrial Spaces Available

131 Fillmore Avenue, Tonawanda, NY 14150



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



ADDITIONAL PHOTOS

# 3 Industrial Spaces Available

131 Fillmore Avenue, Tonawanda, NY 14150



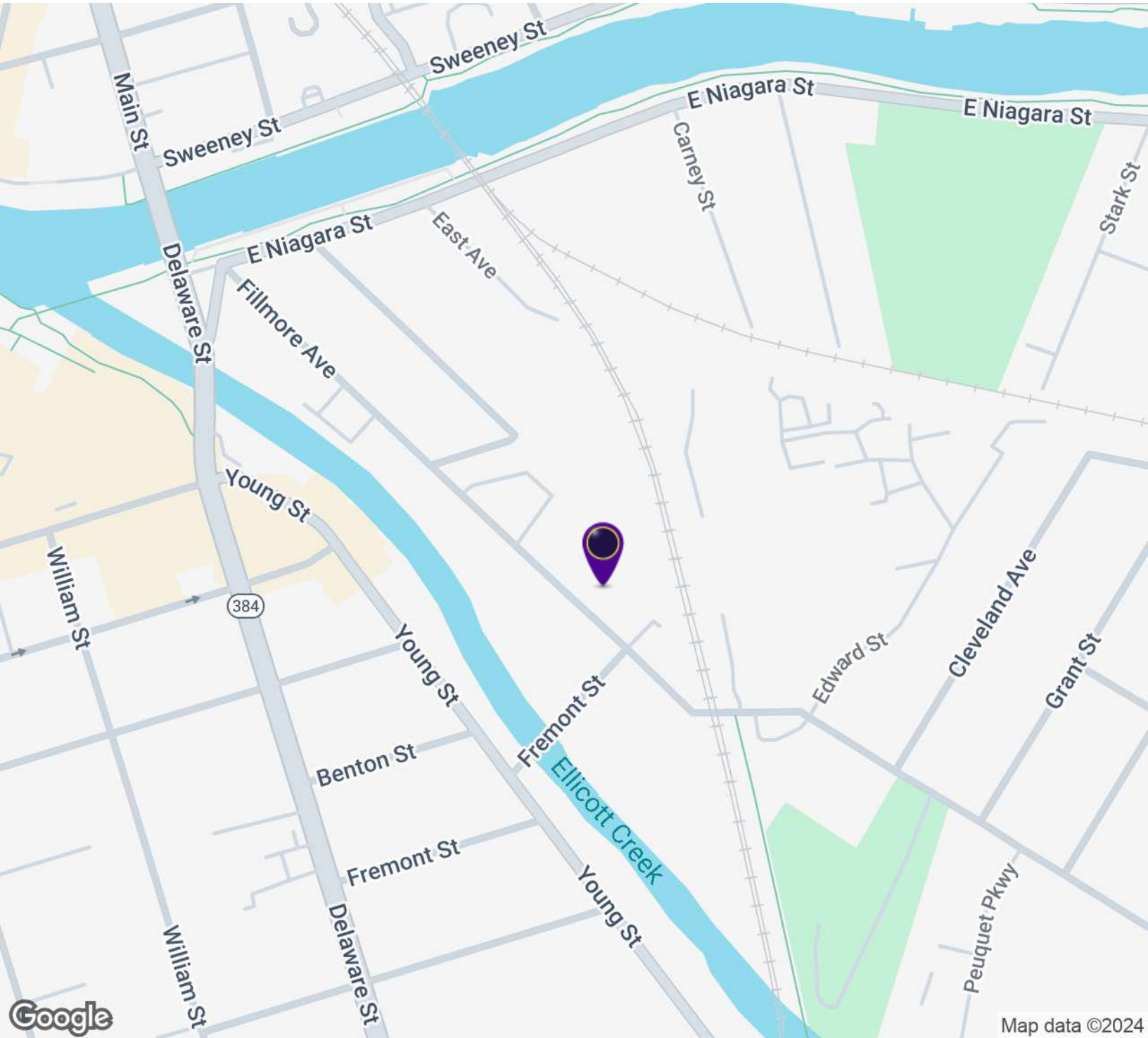
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



# 3 Industrial Spaces Available

131 Fillmore Avenue, Tonawanda, NY 14150

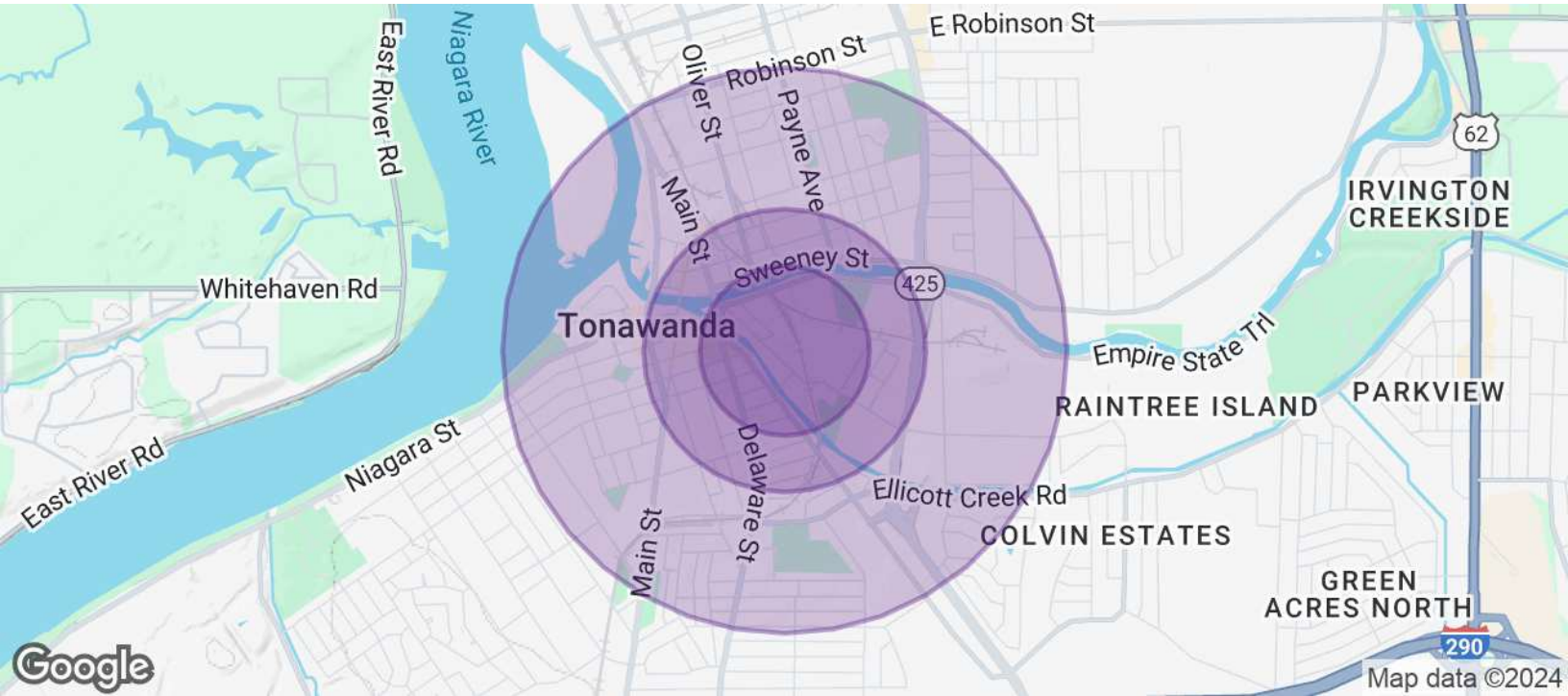


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

# 3 Industrial Spaces Available

131 Fillmore Avenue, Tonawanda, NY 14150



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	952	3,311	12,666
Average Age	45	44	43
Average Age (Male)	44	43	42
Average Age (Female)	46	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	491	1,728	6,168
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$66,256	\$68,925	\$70,806
Average House Value	\$236,446	\$222,679	\$192,408

Demographics data derived from AlphaMap



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com