

61 N. Gates Avenue

Lackawanna, New York 14218

39,000 SF clear span industrial building on a 3.18 AC corner lot with excellent visibility from Route 5 in Lakeside Commerce Park. The property, built in 2000, features 19' clear at the center and 15' clear at the eaves, four dock doors, two grade doors, a forklift door, and mezzanine space. A small office in the front features a conference room, kitchenette, storage, small bullpen area, and four private offices. Phase I & Phase II Site Assessments available, completed August 2024.

\$2,800,000



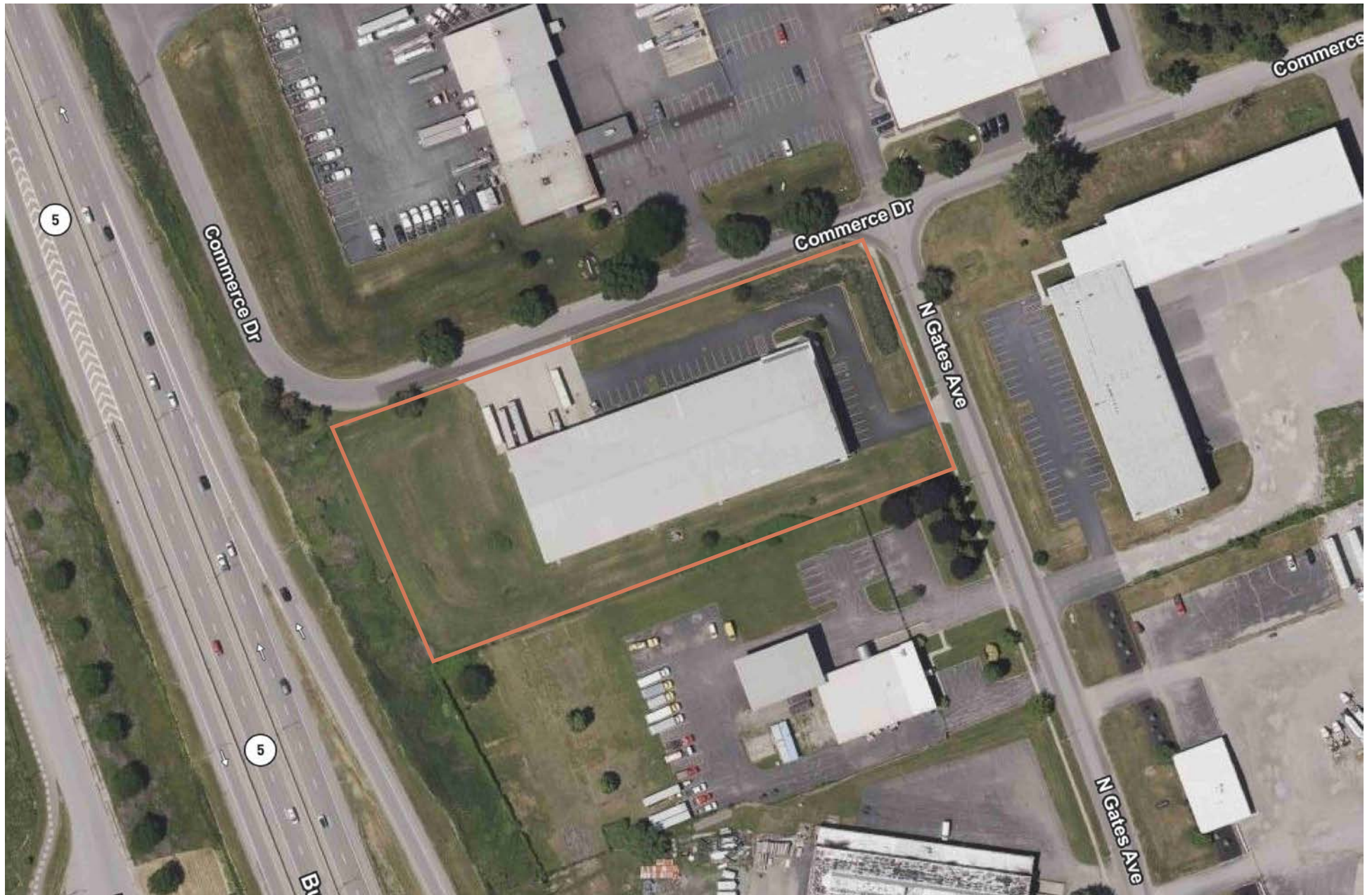
61 N. Gates Avenue
Lackawanna, New York 14218

For Sale



Property Highlights

- + 39,000 SF on 3.18 AC lot; built in 2000
- + Power: 3 Phase 490V, 800 amp service
- + Clear Height: 19' (center), 15' (eaves)
- + Dock Doors: 4 (9'x10')
- + Grade Doors: 2
- + Small office with conference room, storage, small bullpen area, and four private offices
- + Zoning: Industrial
- + Parking: 30 spaces
- + High visibility along Rt. 5 (34,641 AADT)
- + 0.5 mi. to Route 5; 3 mi. to I-90 and Rt. 219 (Ridge Road)
- + 6.5 mi. to U.S.-Canada border crossing (Peace Bridge)
- + Taxes: \$1.37/SF

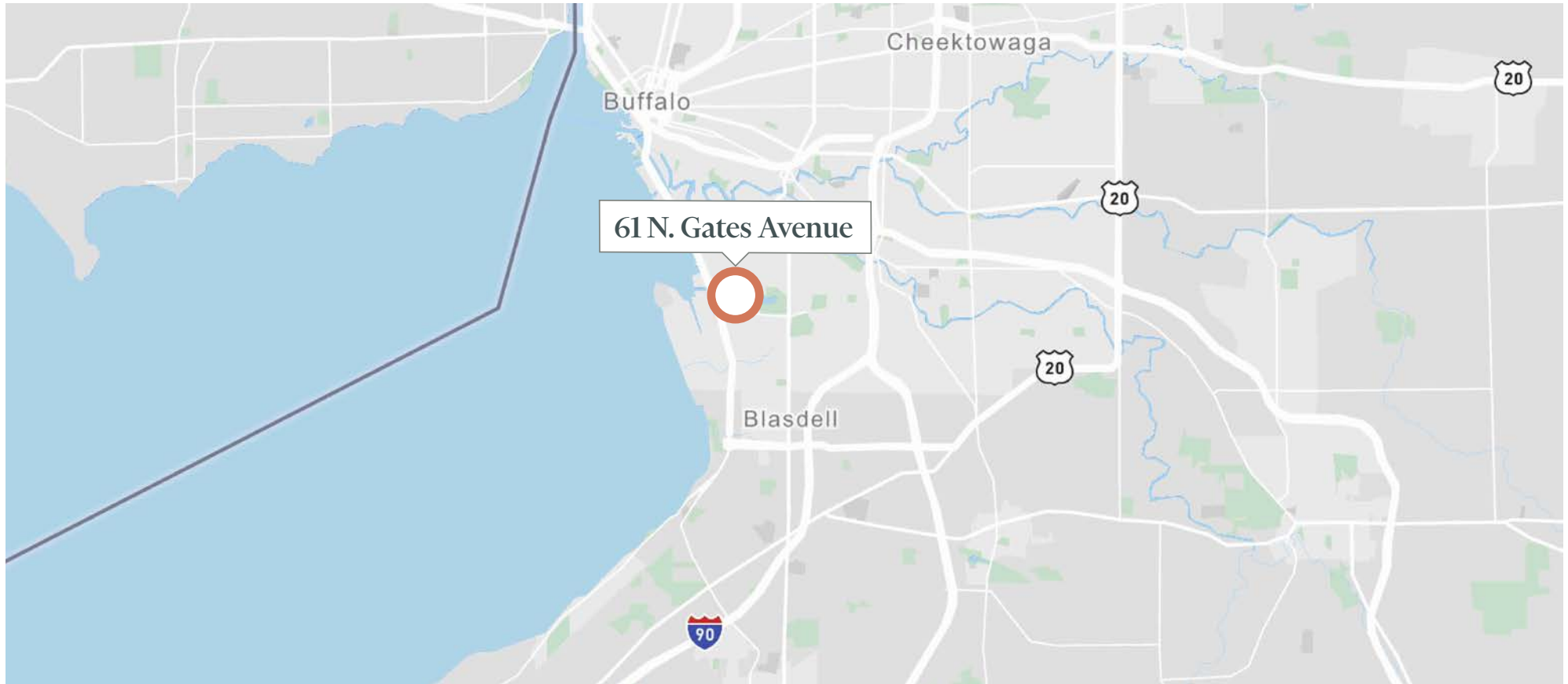




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Contact Us

Lida Eberz

Lic. Real Estate Salesperson
+1 716 855 3700 x 8708
lida.eberz@cbre-buffalo.com

CBRE Upstate NY

477 Main Street
Buffalo, New York 14203
+1 716 855 3700

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