



401 E AMHERST ST BUFFALO, NY 14215

INDUSTRIAL PROPERTY
OWNER USER

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Nathan Couse

Dispositions Officer

☎ (315) 748-9886

✉ nathan@ironhornenterprises.com



Ryan Jenkins

VP of Dispositions



IronHorn Enterprises

☎ 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

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EXECUTIVE SUMMARY

401 E Amherst Street in Buffalo, New York presents an attractive owner-user industrial opportunity featuring a 16,821 SF facility situated on 3.63 acres. Built in 1996, the property offers 29' clear heights, three drive-in doors, and heavy 800A/480V 3-phase power, providing strong functionality for manufacturing, warehousing, distribution, or service-based operations. The sizable site offers additional flexibility for parking, truck circulation, equipment storage, or future operational needs.

Strategically located within the Buffalo market, the property benefits from convenient access to major transportation routes and the region's established industrial and manufacturing base. Its combination of heavy power, high clear height, functional loading, and ample acreage makes 401 E Amherst Street a compelling opportunity for an owner-user seeking a well-equipped facility with long-term operational flexibility.

THE OFFERING

Building SF	16,821
Year Built	1996
Lot Size (Acres)	3.63
Parcel ID	90.23-6-1.112
Zoning Type	LI
Clear Height	29'
Drive Ins	3
Power	Heavy 800a/480v 3p

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Located within the Buffalo market with convenient access to major transportation corridors, regional employers, and Western New York's established industrial network.



Expansive Space: 16,821 SF facility situated on 3.63 acres, providing ample room for parking, truck circulation, outdoor operations, and potential future needs.



Strategic Features: Impressive 29' clear height and three drive-in doors provide flexibility for warehousing, equipment handling, manufacturing, and owner-user operations.



Industrial Infrastructure: Equipped with heavy 800A/480V 3-phase power, making the facility well suited for power-intensive manufacturing and industrial users.



Zoning Advantage: LI zoning supports a variety of light industrial, warehouse, manufacturing, distribution, and service-oriented uses.



OPERATING EXPENSES

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$2,952	\$3,011	\$3,072	\$3,133	\$3,196	\$3,260
INSURANCE	\$5,887	\$6,005	\$6,125	\$6,248	\$6,373	\$6,500
TOTAL OPERATING EXPENSES	\$8,840	\$9,016	\$9,197	\$9,381	\$9,568	\$9,760

PHOTOS



ABOUT BUFFALO, NY

Buffalo, New York offers a strong environment for commercial and industrial real estate, supported by its strategic position along the I-90 corridor and immediate access to the U.S.–Canada border. The region provides multimodal transportation through major highways, Class I rail service, the Port of Buffalo, and nearby international crossings, making it well suited for manufacturing, warehousing, logistics, and distribution operations.

Buffalo's established industrial base, available redevelopment sites, and continued investment in manufacturing and logistics further strengthen its appeal. With access to both Northeast and Midwest markets and the densely populated Southern Ontario market, Buffalo provides businesses with a cost-effective location for regional and cross-border operations.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	32,339	199,864	424,079
2025 POPULATION	32,217	189,370	406,071
2030 PROJECTION	32,135	186,656	401,251
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	12,628	84,060	182,315
2025 HOUSEHOLDS	12,678	79,532	174,694
2030 PROJECTION	12,670	78,373	172,679
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$58,883	\$80,395	\$78,112

MAP

Kenmore

LINCOLN PARK

Snyder

Williamsville

VERSIDE

NORTH BUFFALO

CLEVELAND HILL

Buffalo
Niagara
International
Airport

Buffalo AKG
Art Museum

KENSINGTON

401 E AMHERST ST

PINE HILL

ELMWOOD
VILLAGE

MLK PARK

Cheektowaga

Peace Bridge

FRONT PARK

Sloan

BROADWAY
- FILLMORE

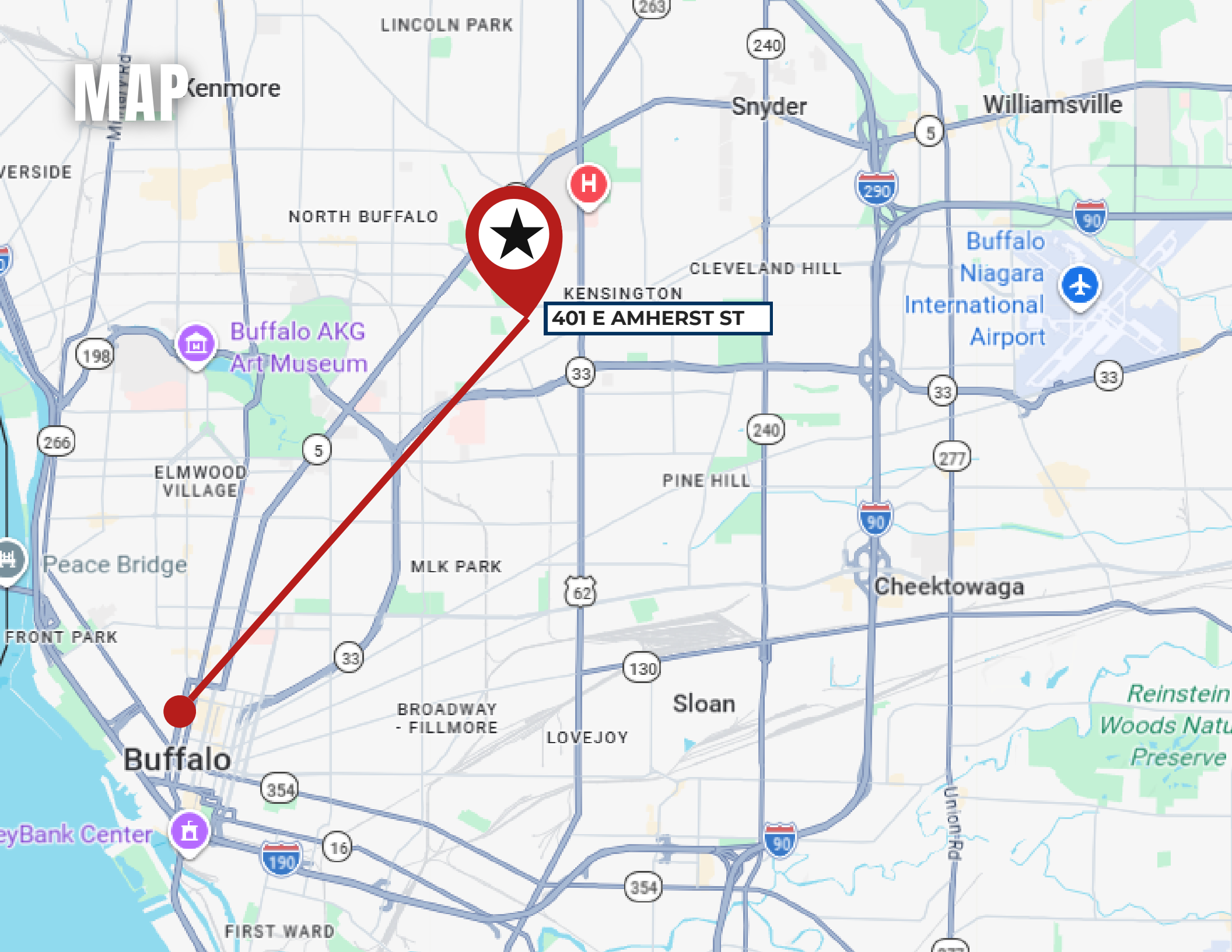
LOVEJOY

Reinstein
Woods Natu
Preserve

Buffalo

eyBank Center

FIRST WARD



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