

FOR SALE

9057 Dopp Hill Road
Westernville, New York 13486



Industrial Flex Space for Sale



22,346± SF Industrial Flex Space

Property Highlights

- 22,346± Total SF between 2 buildings situated on 3.29± Acres
 - Building 1: 17,156 SF with 2 dock level doors and 1 drive in door
 - Building 2: 5,200 SF with 1 dock level door and 1 drive-in door
- Previously used for the manufacturing of equipment for the food processing industry
- Great location for industrial use including manufacturing, warehouse, and distribution
- Buildings have been well maintained and have minimal deferred maintenance
- Ample parking and additional yard space for expansion of the buildings or outdoor storage
- Asking price \$485,000

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Demographic	1 Mile	3 Miles	5 Miles
Population	280	1,227	8,324
Households	109	510	3,481
Average H.H. Income	\$118,408	\$113,488	\$114,157
Daytime Employees	107	252	3,587

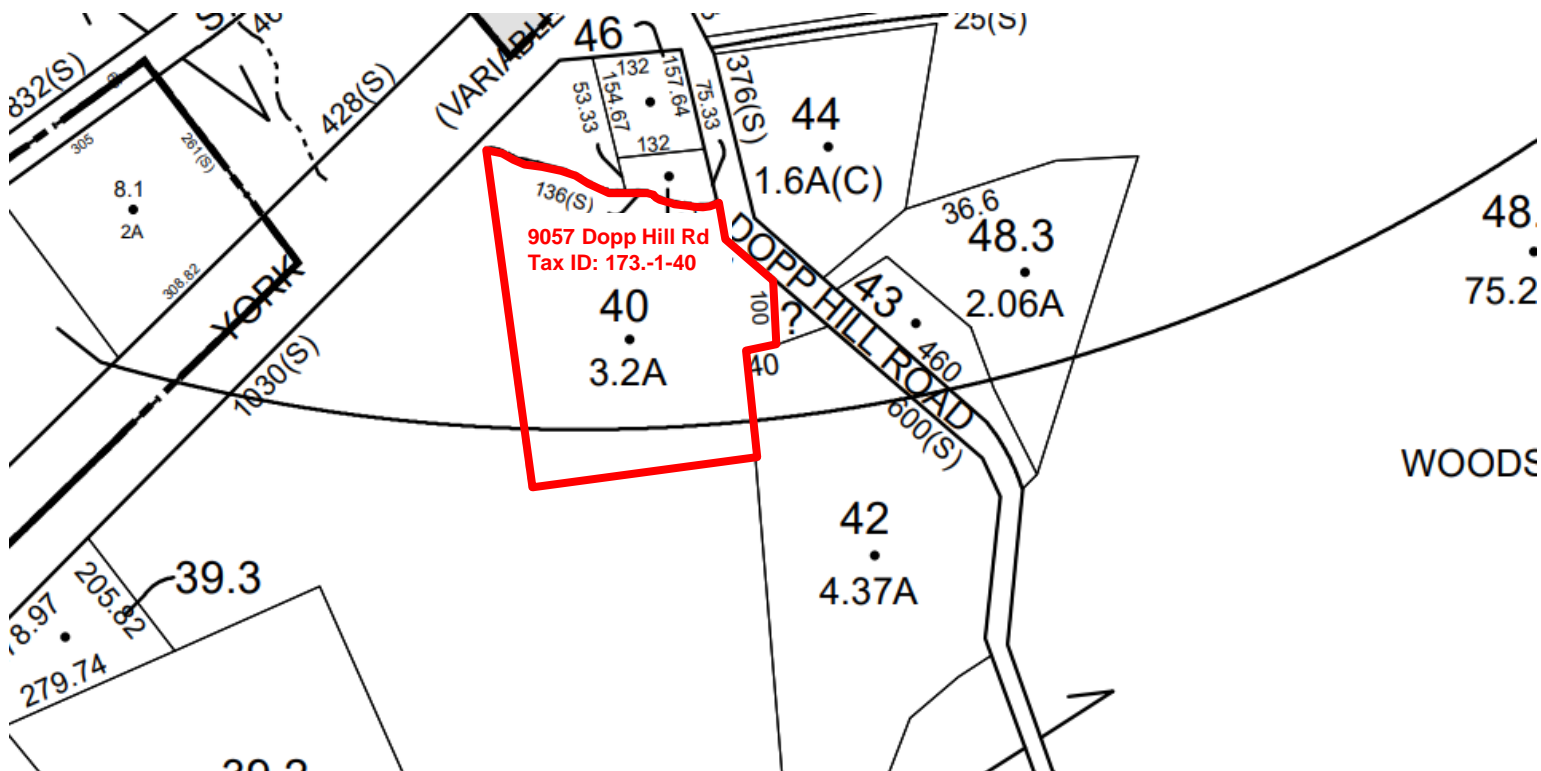
Source: ESRI Business Analyst 2024

Traffic Counts	
Townline Road	2,477 AADT
Dopp Hill Road	115 AADT

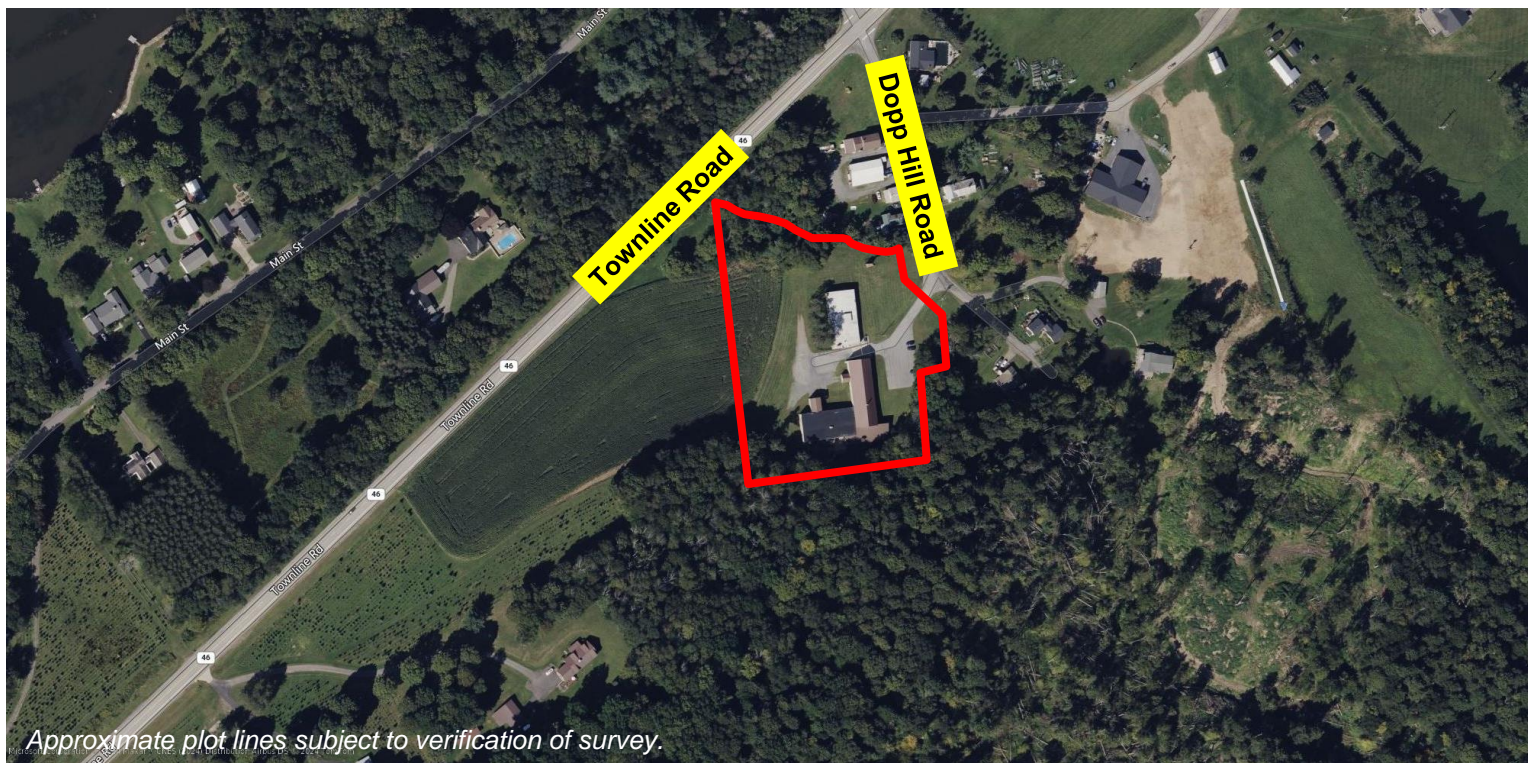
Source: NYS DOT 2023

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Tax Map ID: 173.000-1-40



Approximate plot lines subject to verification of survey.

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