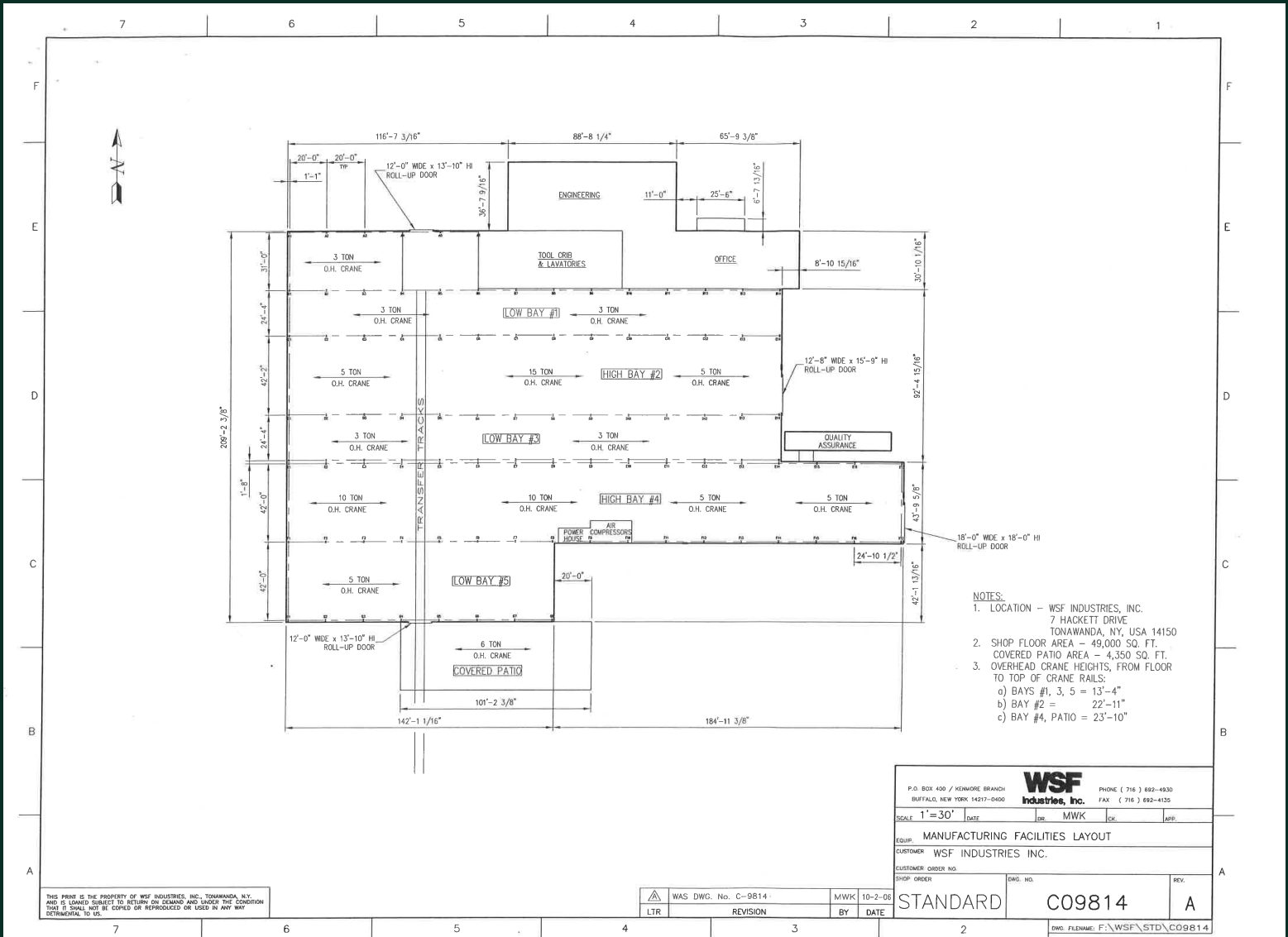


7 Hackett Drive

TONAWANDA, NY 14150



GURNEY BECKER & BOURNE
REAL ESTATE & INSURANCE SINCE 1864



\$3,600,000

List Price

5.70 Acres

Lot Size

55,828

Square Feet

\$30,634

Total Taxes

Exceptional opportunity to acquire a highly functional 55,828± SF manufacturing facility situated on 5.70± acres within the Spaulding Business Park redevelopment corridor. The property supports a wide range of light manufacturing, warehouse, industrial storage, and commercial distribution uses.

The building features approximately 49,000 SF of manufacturing space with 100% crane coverage, including eleven overhead bridge cranes ranging from 5 to 25 tons with up to 23 feet under the hook. A high-bay production area offers approximately 28-foot clear ceiling heights, providing outstanding flexibility for manufacturing, fabrication, and industrial operations.

The facility is powered by a robust 2,000-amp, 208/220V, 3-phase electrical service with extensive bus duct distribution throughout the plant. The 5.70-acre site includes a large compacted gravel yard ideal for equipment storage, trailer parking, outdoor inventory, or fleet operations.

Strategically located in Tonawanda's established manufacturing corridor, this property offers excellent access to regional transportation routes and is well suited for manufacturers, fabricators, logistics companies, and industrial users seeking a move-in-ready facility with significant heavy-duty infrastructure already in place.

Property Highlights

- Functional 55,828 SF manufacturing facility
- 49,000 SF mfg floor with 100% crane coverage; 25 ton lift
- 11 AC bridge cranes 5 to 15 Ton. up to 23' under hook.
- High bay area with 28' clear ceiling height
- 5.70 acres, large compacted gravel lot.
- 2,000 amp; 208/220v; 3 Phase service; extensive buss duct
- Well located in established manufacturing community











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