



# 303 Industrial Drive Grand Island, NY

Production / Crane Building Available / For Sale

## 35,835 $\pm$ SF INDUSTRIAL OPPORTUNITY FOR SALE

### BUILDING FEATURES

Total Building Size	35,835 $\pm$ Sq. Ft.
Lot Size	5.80 $\pm$ Acres
Zoning	M1

### Property Highlights

- Hard to find warehouse opportunity available for sale
- Clean production area with thirteen (13) cranes
- 11 Jib Cranes: 2 x  $\frac{1}{4}$  ton, 3 x  $\frac{1}{2}$  ton, 5 x 1 ton, 1 x 2 ton
- 2 Overhead Gantry Cranes: One 7.5-ton and one 3-ton
- One (1) grade level door, two (2) dock doors
- Clear ceiling height: 13' 10"
- 600A 110/575V
- Expandable lot
- Ample parking on-site
- Easy in/out truck access
- Desirable office space
- Superb thruway access and exposure
- Located directly off of I-190
- Close proximity to Canada and two major international bridges
- Ideal for: distribution, warehouse / logistics, assembly, dealer showroom



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	19,856	63,544	325,163
Average Household Income	\$87,516	\$71,972	\$71,509



**RICHARD J. SCHECHTER** / Associate Real Estate Broker / [rschechter@pyramidbrokerage.com](mailto:rschechter@pyramidbrokerage.com) / +1 716 852 7500 x102  
**WILLIAM J. DAMIN** / Real Estate Salesperson / [wdamin@pyramidbrokerage.com](mailto:wdamin@pyramidbrokerage.com) / +1 716 852 7500 x120

14 Lafayette Square, Suite 1900, Buffalo, NY 14203  
+1 716 852 7500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



# 303 Industrial Drive

## Grand Island, NY

Production / Crane Building Available / For Sale



Location Map



Aerial



Tax Map

**RICHARD J. SCHECHTER** / Associate Real Estate Broker / [rschechter@pyramidbrokerage.com](mailto:rschechter@pyramidbrokerage.com) / +1 716 852 7500 x102  
**WILLIAM J. DAMIN** / Real Estate Salesperson / [wdamin@pyramidbrokerage.com](mailto:wdamin@pyramidbrokerage.com) / +1 716 852 7500 x120

14 Lafayette Square, Suite 1900, Buffalo, NY 14203  
+1 716 852 7500

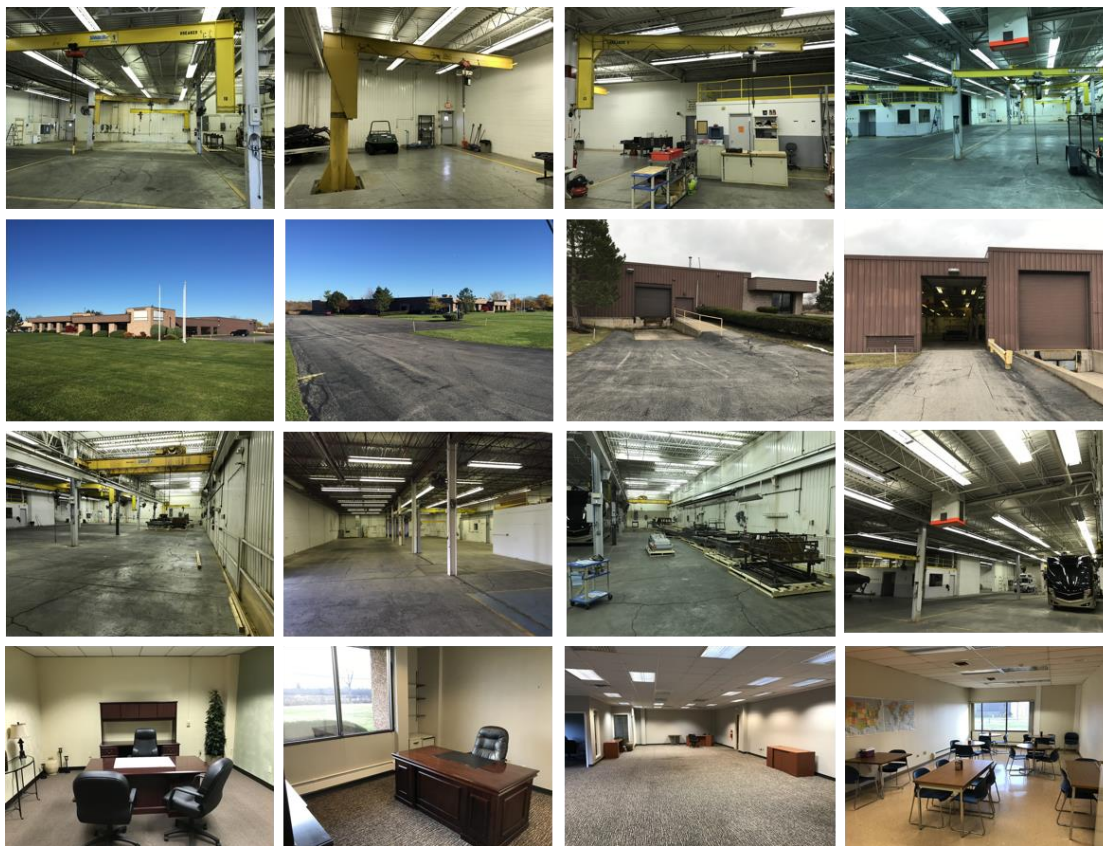
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



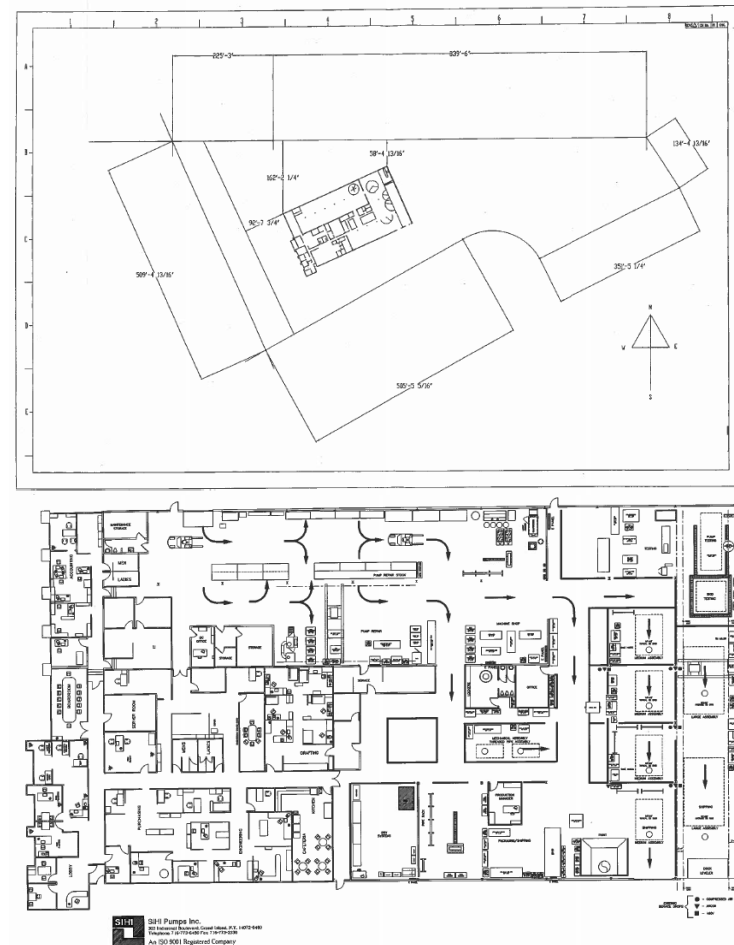


# 303 Industrial Drive Grand Island, NY

Production / Crane Building Available / For Sale



Property Photos



Site Plan + Floor Plan

**RICHARD J. SCHECHTER** / Associate Real Estate Broker / [rschechter@pyramidbrokerage.com](mailto:rschechter@pyramidbrokerage.com) / +1 716 852 7500 x102  
**WILLIAM J. DAMIN** / Real Estate Salesperson / [wdamin@pyramidbrokerage.com](mailto:wdamin@pyramidbrokerage.com) / +1 716 852 7500 x120

14 Lafayette Square, Suite 1900, Buffalo, NY 14203  
+1 716 852 7500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.