



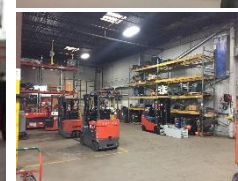
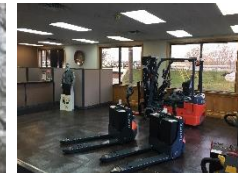
999 Harlem Road + 2421 Clinton Street West Seneca, NY

Industrial / For Sale or Lease

13,426 SF INDUSTRIAL FOR SALE / LEASE

BUILDING FEATURES	
Total Available	13,426 ± Sq. Ft.
Lot Size	0.93 ± Acres
Parking	Surface Lot
Zoning	C2

PRICE REDUCED!



Property Highlights

- Industrial opportunity for sale or lease
- Two (2) buildings on-site
- Located at key intersection of Buffalo / Cheektowaga / West Seneca at Clinton Street and Harlem Road
- Lot measures combined 0.93 ± acres and wraps around adjacent Tim Horton's site
- Two means of ingress/egress at site
- Convenient regional access
- Easy access to NYS Thruway I-90 and I-190
- Building features clear span, newer warehouse, modern showroom, parts room
- Nearby occupiers include: gas stations, fast food, restaurants, pharmacies, fitness centers, and more
- Ideal for: sale and service, plumbing and electrical contractors, light assembly



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,753	102,902	272,578
Average Household Income	\$61,578	\$55,910	\$55,811

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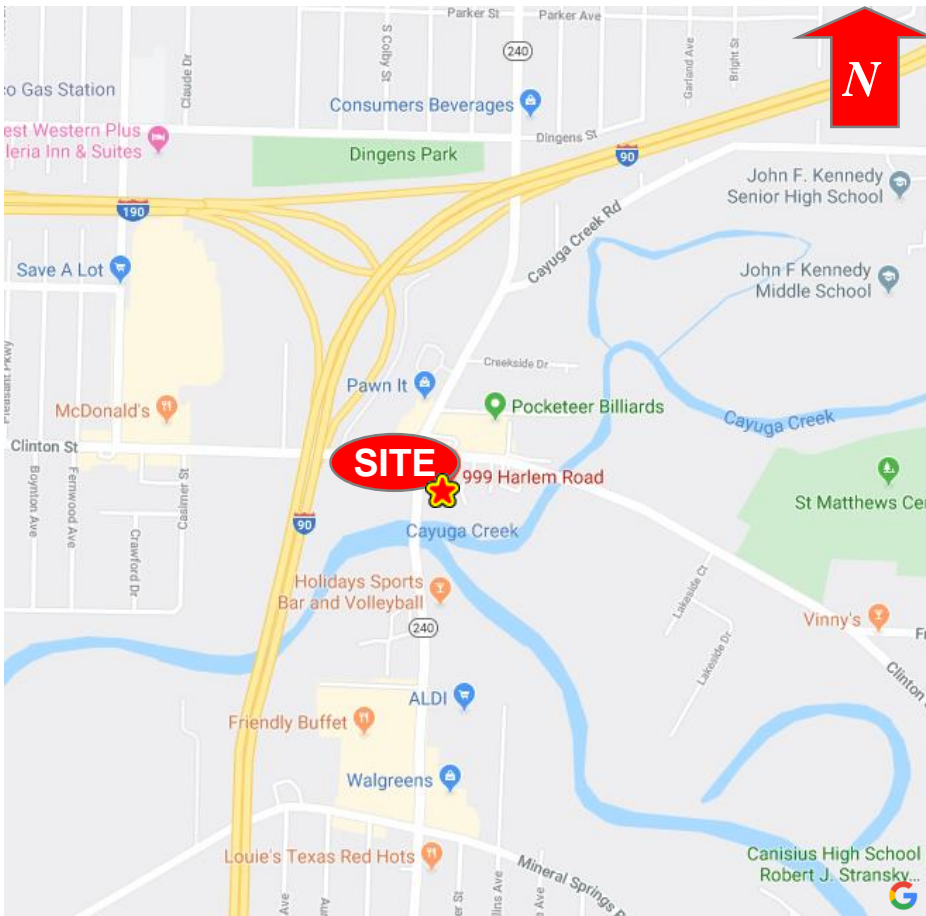
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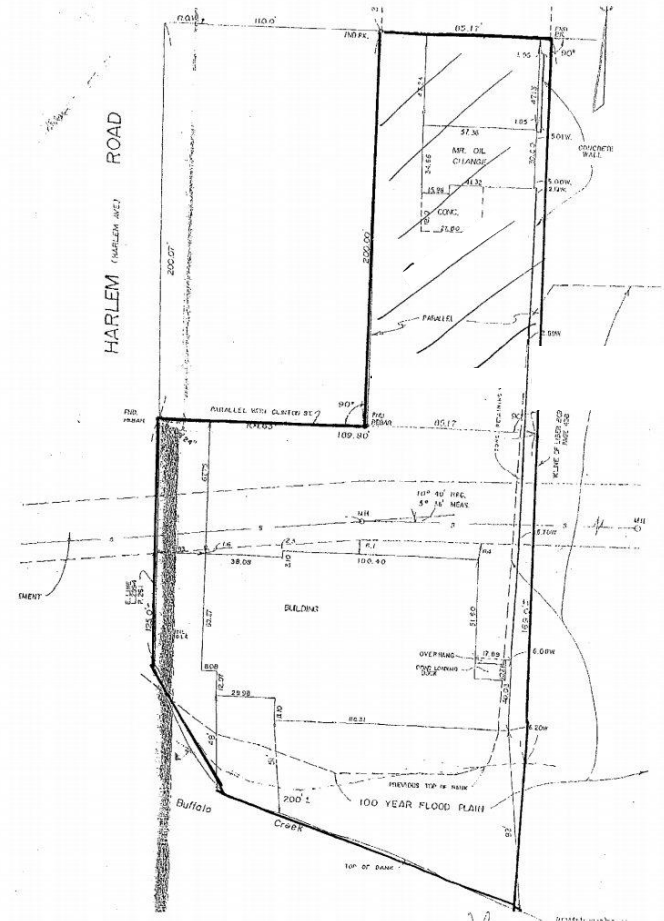
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Location Map



Property Lines

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