

INDUSTRIAL FOR SALE

1979 Harlem Road

Cheektowaga, New York

12,417 SF INDUSTRIAL FOR SALE

CENTRALLY LOCATED INDUSTRIAL

BUILDING FEATURES

Total Building Size:	12,417 ± Sq. Ft.
Lot Size	.50 ± Acres
Parking	Ample
Zoning	CM – General Commercial District

Property Highlights

- Centrally located industrial building available for sale or lease
- 12,417 ± Sq. Ft. building with 2,600 ± Sq. Ft. office space and three bathrooms
- 10' – 15' ceiling height
- Two (2) grade level doors with 12' clear
- New roof
- Infrared heaters
- 3 phase power
- Close proximity to the NYS Thruway, I-90
- Area amenities include: retail, grocery stores, industrial, fast food, banks
- Ideal for: light manufacturing, distribution, storage, warehouse



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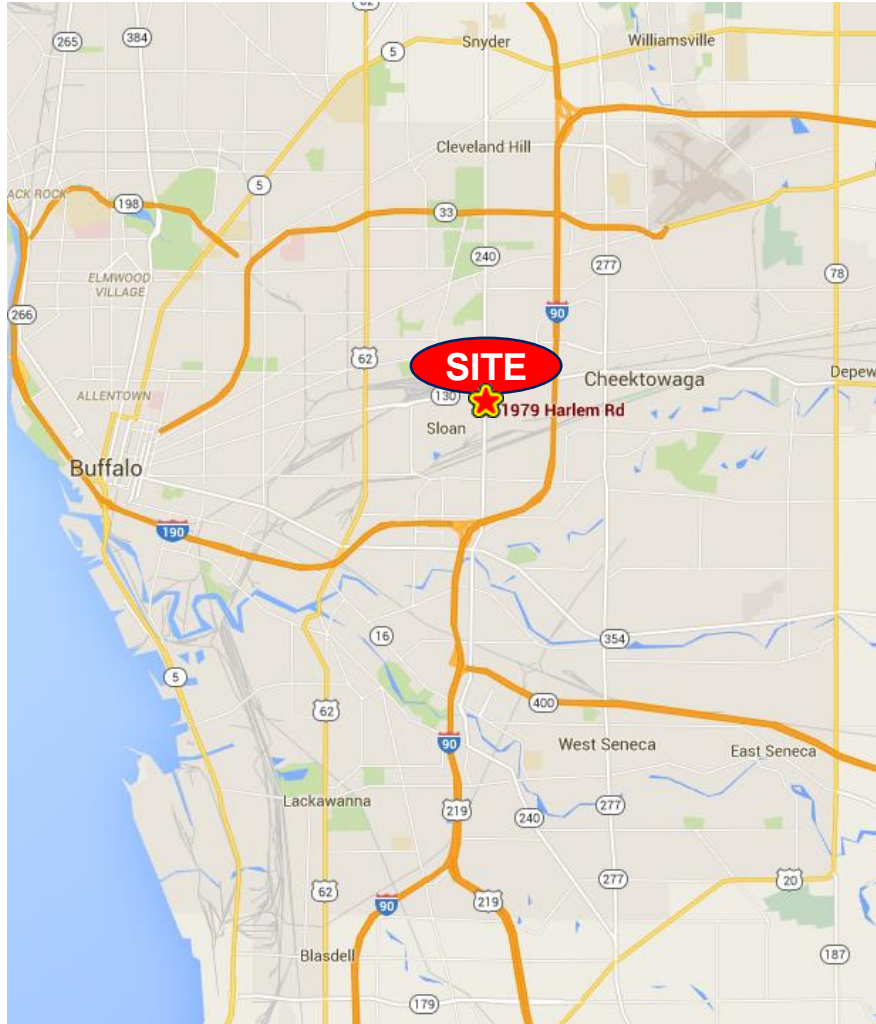
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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	8,651	109,569	319,274
Median HH Income	\$42,434	\$35,828	\$40,464

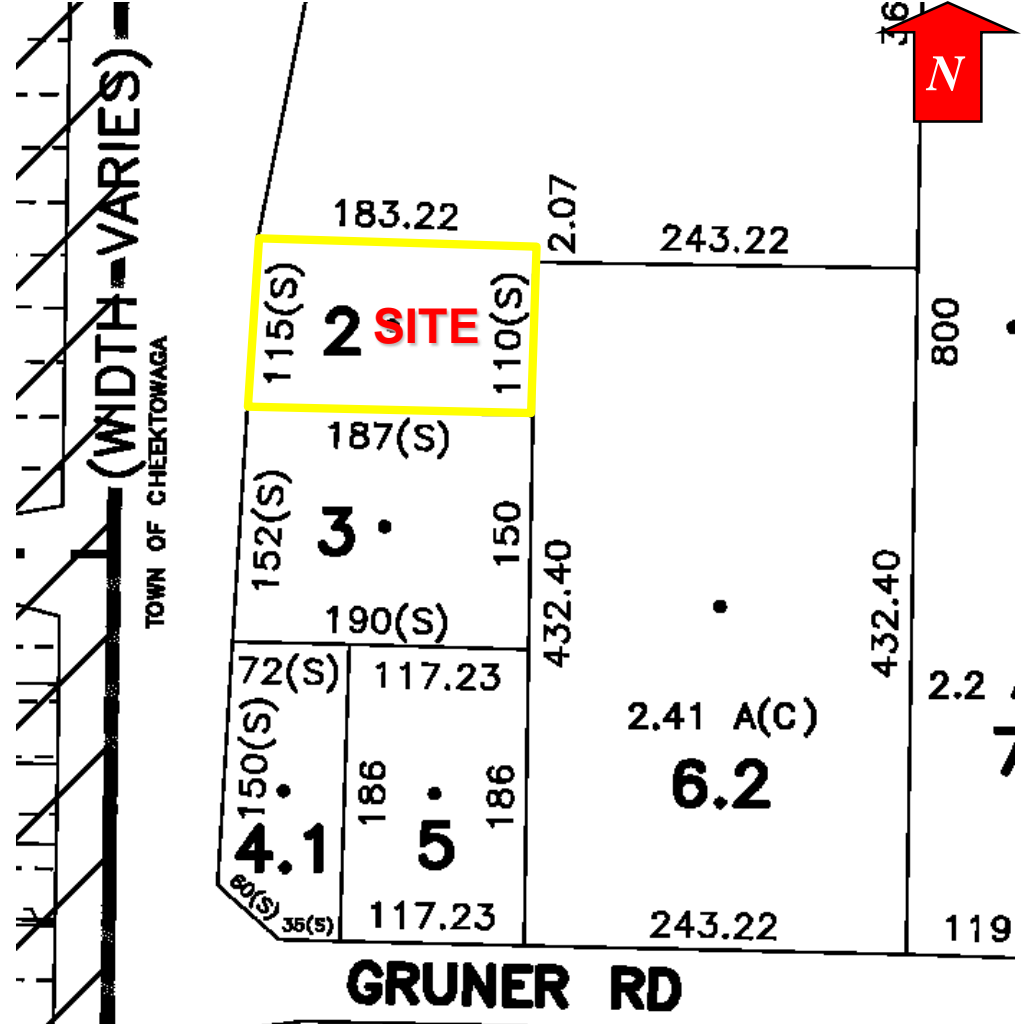
TRAFFIC COUNTS

Harlem Road	22,833 AADT
Broadway	13,750 AADT

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Location Map

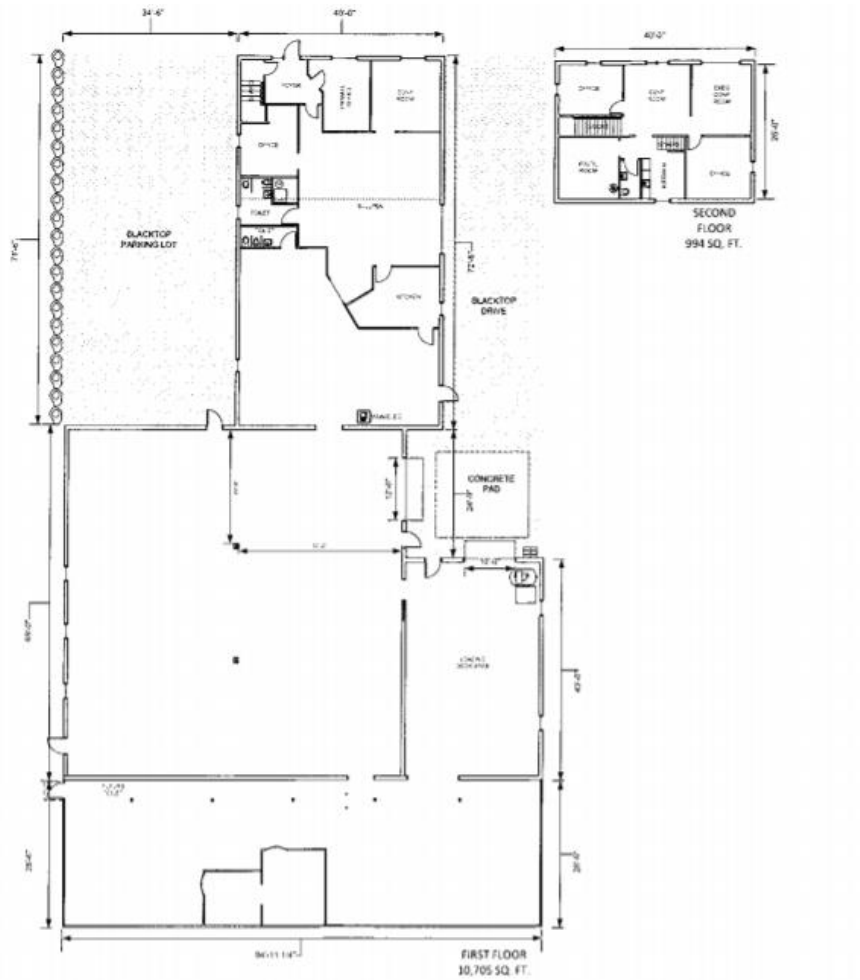


Tax Map

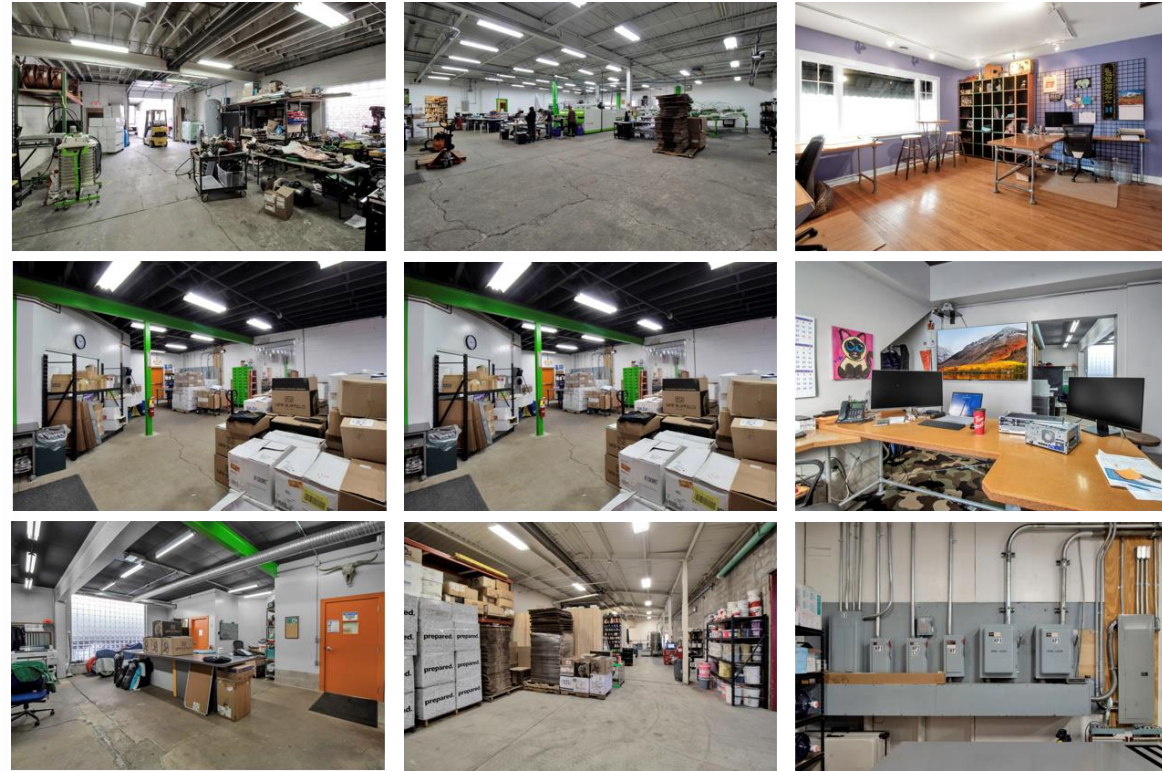
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Floor Plans



Property Photos