

CLARENCE, NY FLEX BUILDINGS AVAILABLE FOR LEASE

BUILDING FEATURES

Three Separate
Flex Buildings On-Site

Lot size

13.70 ± Acres

Zoning

IBP

Building 1: 9,245 ± Sq. Ft.
Building 2: 11,165 ± Sq. Ft.
Building 3: 10,060 ± Sq. Ft.

Property Highlights

- Former Wilson Greatbatch site
- Three (3) flex buildings available for lease
- Easily accessible with many nearby amenities
- Relatively close to NYS Thruway, I-90
- Ideal for: contractor, construction company, small manufacturer, headquarters
- Buildings 2 + 3 need to be leased together

• Building 1: 9,245 ± Sq. Ft.

- Contains manufacturing space and small machine shop, restrooms, and offices (one has small kitchenette)
- Manufacturing Space: 2,275 ± Sq. Ft.
- Machine Shop Space: 4,080 ± Sq. Ft.
- Office Space: 2,890 ± Sq. Ft.

• Building 2: 11,165 ± Sq. Ft. (Including electrical "out-building")

- Contains the majority of the complex's manufacturing space, as well as a renovated cafeteria (2014)
- Additional electrical upgrades performed in small "out-building" (2014)
- Manufacturing Space: 6,415 ± Sq. Ft.
- Electrical "Out-Building": 700 ± Sq. Ft.
- Misc. Support Space: 4,050 ± Sq. Ft.

• Building 3: 19,060 ± Sq. Ft. (Including glass pedestrian walkway and dock)

- Connected to Building #2 with enclosed glass pedestrian walkway
- Class 10,000 Clean Room which was in service through the end of 2016
- Older Clean Room is not operational but can be utilized as manufacturing space
- Dock with leveling plate at warehouse area
- Manufacturing space contains vault in precious metals secure room
- Clean Room (operational): 1,180 ± Sq. Ft.
- Clean Room (non-operational): 1,120 ± Sq. Ft.
- Office Space and Support: 9,220 ± Sq. Ft.
- Manufacturing Space: 6,310 ± Sq. Ft.
- Warehouse: 1,230 ± Sq. Ft.

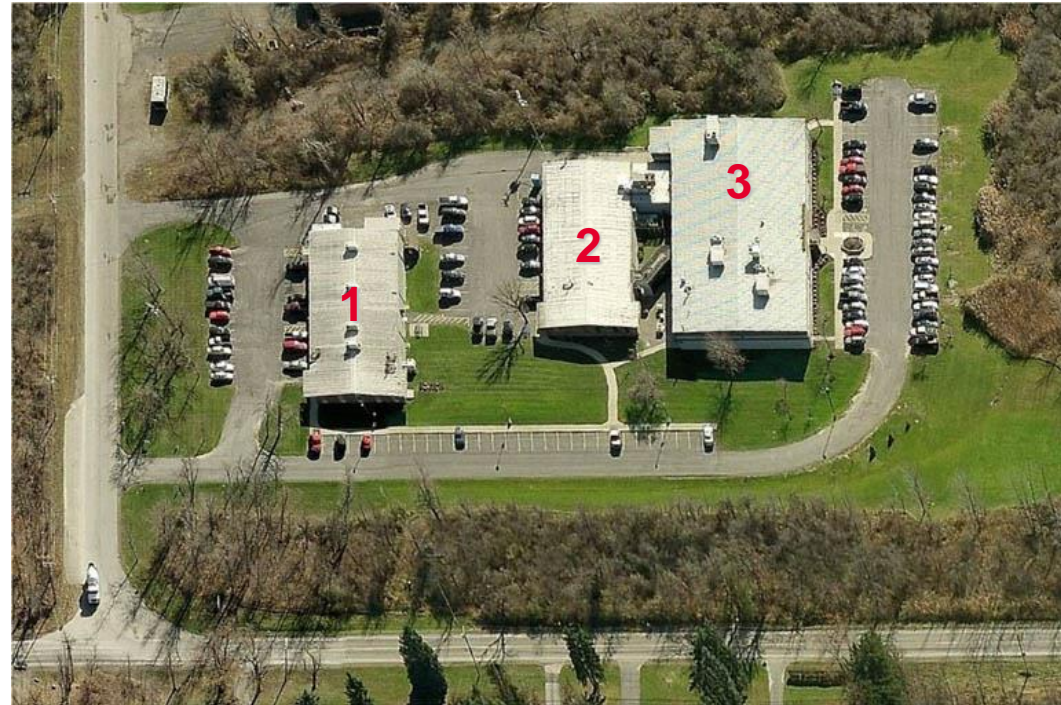
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FORMER WILSON GREATBATCH FOR LEASE



DEMOGRAPHICS

Population

1,586

25,660

98,849

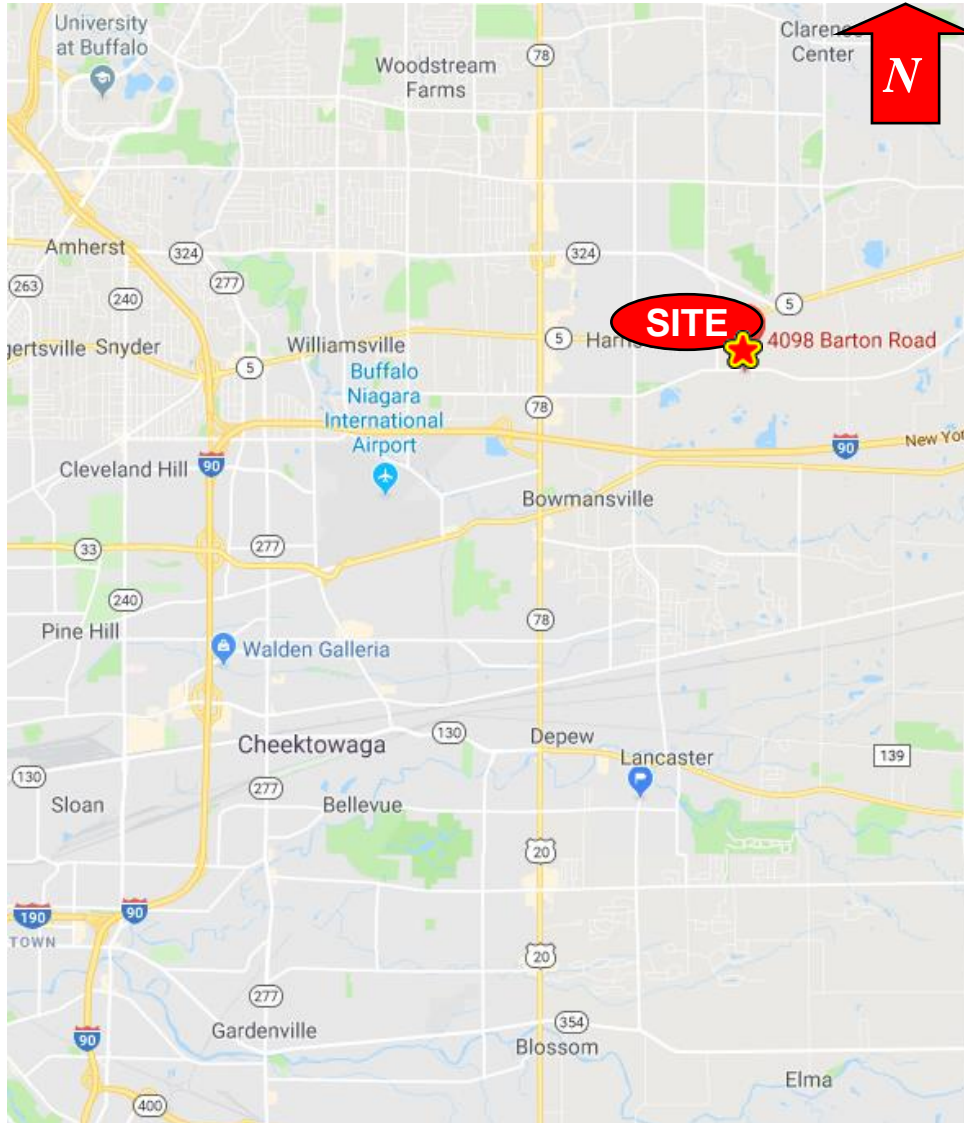
Average Household Income

\$78,627

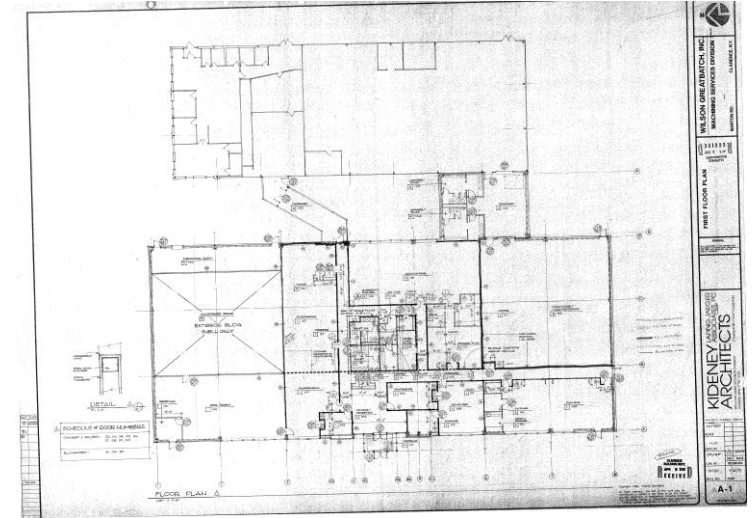
\$109,006

\$101,103

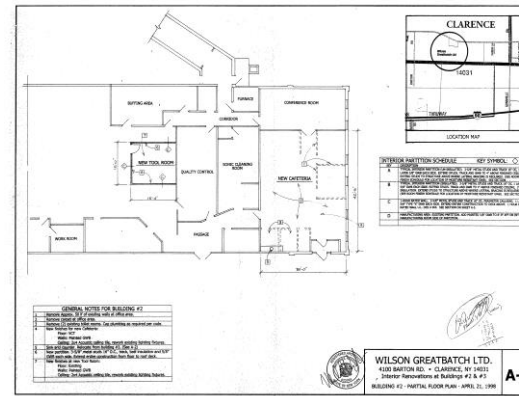
FOR LEASE
4098 Barton Road
 Clarence, New York



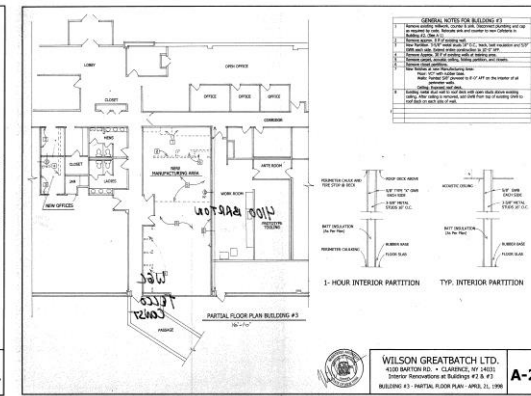
Location Map



Partial Floor Plan: Building 1



Partial Floor Plan: Building 2



Partial Floor Plan: Building 3

Floor Plans