



# Industrial For Sale or Lease

## 25 Roberts Avenue

### Buffalo, NY

## Industrial / Warehouse Opportunity / For Sale or Lease

### 152,000 ± SQ. FT. INDUSTRIAL OPPORTUNITY FOR SALE / LEASE

BUILDING FEATURES	
Total Building Size	152,000 ± Sq. Ft.
Lot Size	5.28 ± Acres
Zoning	M2

### Property Highlights

- 152,000 ± Sq. Ft. industrial / warehouse opportunity
- Situated on 5.28 ± acres
- Eight (8) grade level doors
- 4,160 V, 600 amps, 3 phase power
- 20'-40' clear heights
- Five (5) cranes on-site: 10, 25, 30, and 40 ton, rails rated for 50 ton
- Opportunity suitable for a variety of industrial and manufacturing uses
- Proximate to NYS Thruway I-190 / I-90
- Ideal for: fabrication, manufacturing, distribution



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,487	105,059	281,058
Average Household Income	\$53,672	\$55,078	\$59,109



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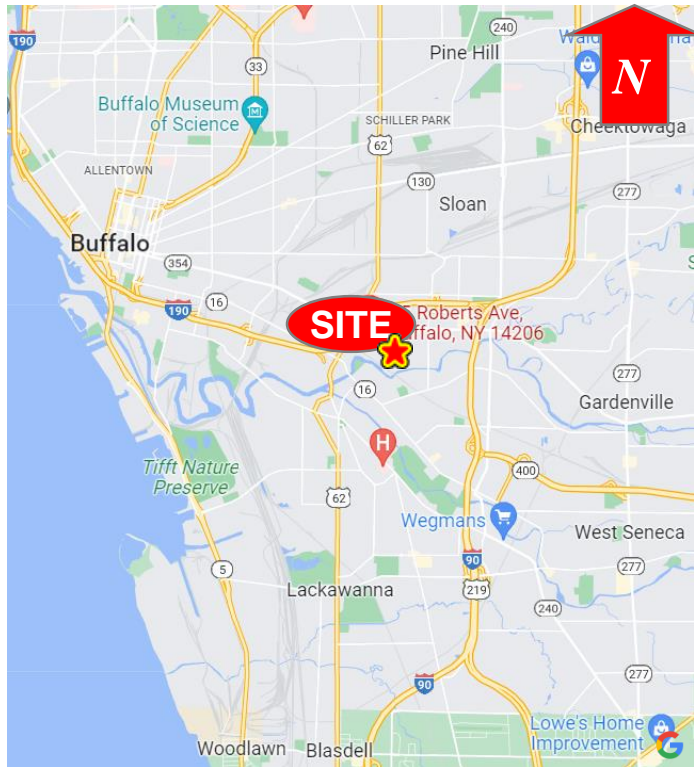


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Location Map



- 1 400' Bay x 70' – 28,000 SF ; 40' Clear Height, 52' to Deck; 25-Ton & 30+ 5-Ton Cranes, 27' Under Hook; 16'x22', 12'x15' & 8'x8' Doors
- 2 550' Bay x 31' – 17,050 SF; 20'-27' Clear Height; 5- & 10-Ton Cranes, 15' Under Hook
- 3 2,160 SF Low Bay 16' x 135' – 21' Clear Height
- 4 800' Bay x 67'6" – 54,000 SF with 36' 10"-37' 11" Clear Height; 20, 30 & 40+ 5 Ton Cranes, 27' Under Hook
- 5 3,798 SF Low Bay – 15' 6" x 245'; 25' 7" to Bottom of Joist
- 6 2,880 SF Locker Room
- 7 4,600 SF Tool Room with 7' x 9' Door
- 8 North Low Bay – 10,500 SF; 30' x 350'; 20' Clear Height; Two (2) 10-Ton Cranes (one out of service), 14' 8" Under Hook
- 9 8,723 SF with Two (2) Bays 30' x 143'; 20' Clear Height

Aerial

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