

**24,400 ± SF WAREHOUSE ON 9.5 ± ACRES**

**FORMER 84 LUMBER FOR SALE / LEASE**

BUILDING FEATURES	
Total Building Size	24,400 ± Sq. Ft.
Lot Size	9.5 ± Acres
Parking	Surface Lot
Zoning	Industrial

**Property Highlights**

- 24,400 ± Sq. Ft. warehouse with office
- 1,300 ± Sq. Ft. air conditioned office
- Ceiling Height - 21' clear span to joists
- Dock height and grade level loading
- Two (2) 18' wide x 14' high doors at grade, one (1) truck height loading dock
- 400 amp, single phase power
- Fenced and Lighted storage yard with three 6,000 ± Sq. Ft. open shed structures
- 3 miles to Porter/Packard Roads Exit #23 I-190 Expressway
- 1.5 miles to Niagara Falls Boulevard via Walmore Road
- 2.5 miles to main entrance of Niagara Falls International Airport
- Close proximity to three international bridges to Canada
- Ideal for: warehouse/office, airport proximity warehousing, assembly/distribution, manufacturing, vehicle/transportation business, fleet vehicle hub, secure outdoor storage/warehouse



For more information, contact:

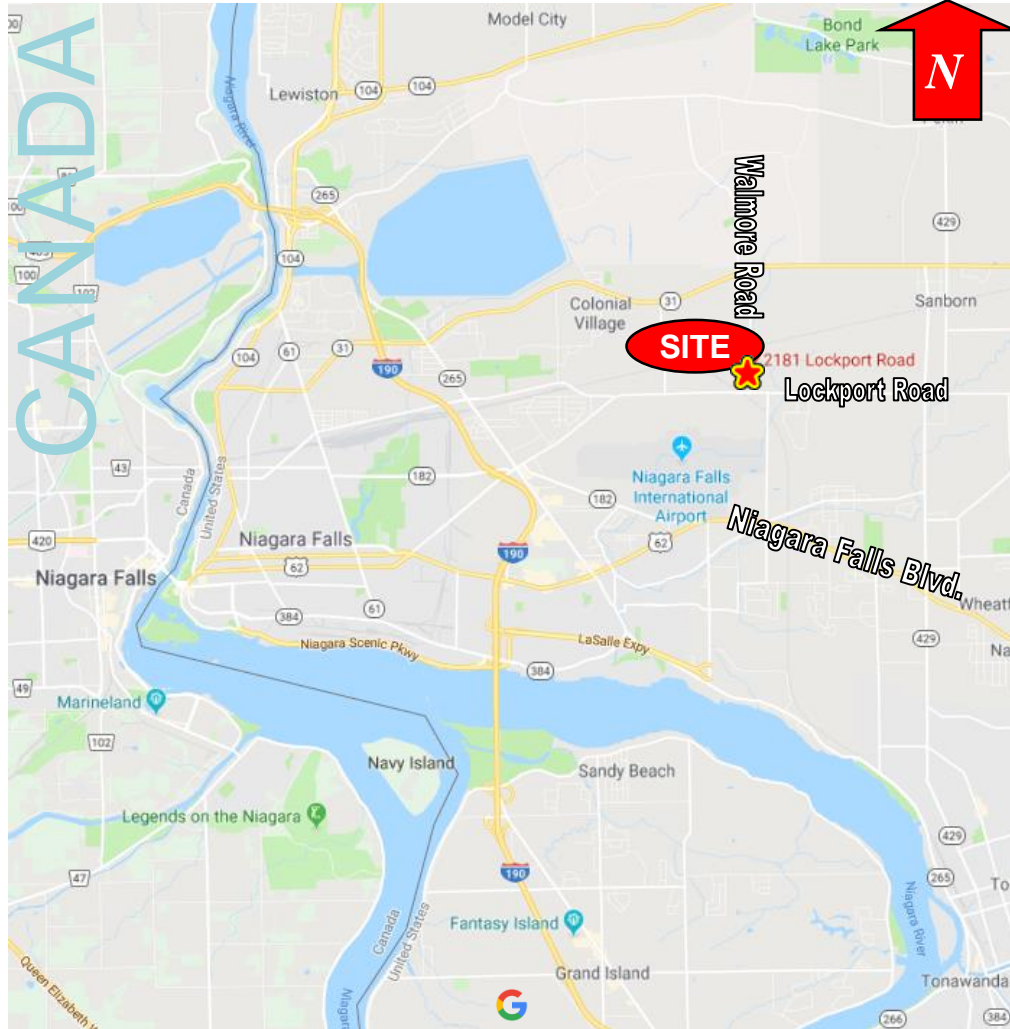
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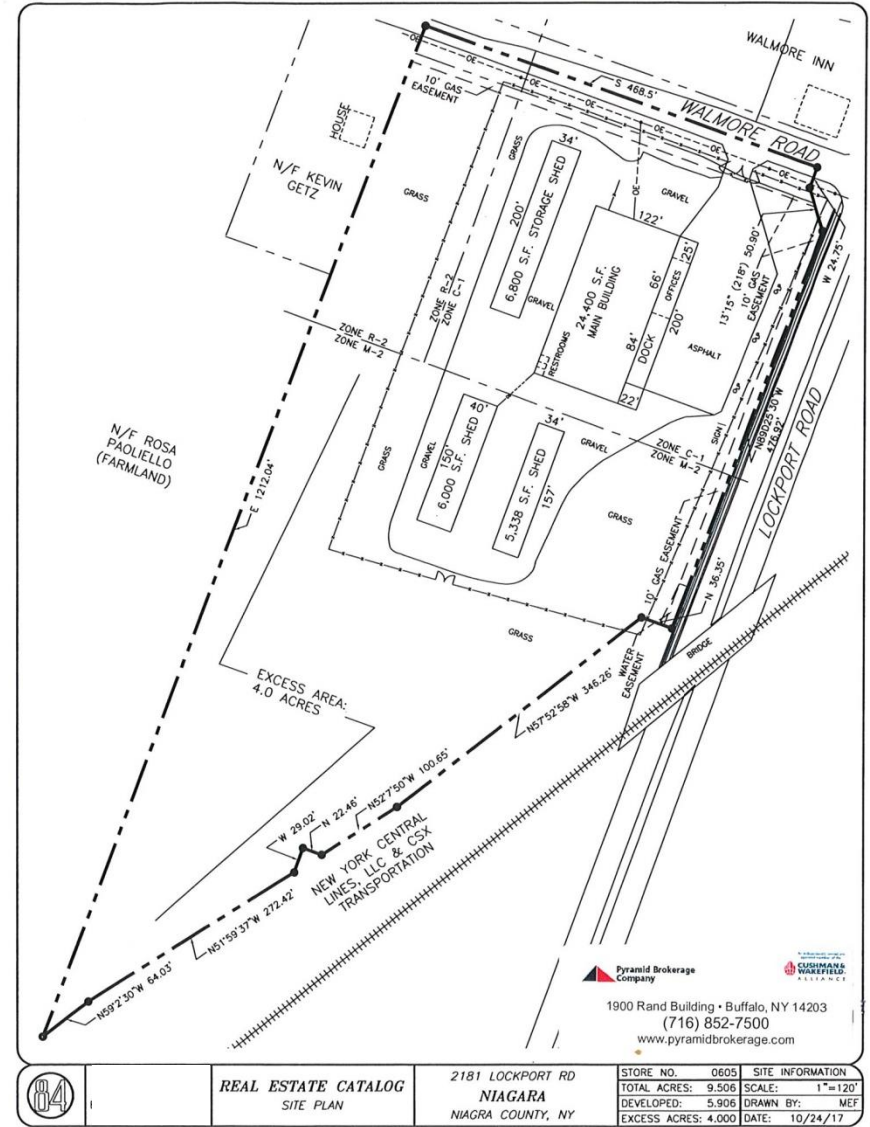


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**FOR SALE OR LEASE**  
**2181 Lockport Road**  
 Wheatfield (Niagara Falls), New York



Location Map



Site Plan