

**13,300 ± FLEX SPACE / WAREHOUSE OPPORTUNITY**

**CLARENCE, NY FLEX SPACE FOR SALE**

**BUILDING FEATURES**

Total Building Size	13,300 ± Sq. Ft.
Space Includes	5,500 ± Sq. Ft. Office
	3,800 ± Sq. Ft. Flex
	4,000 ± Sq. Ft. Warehouse
Lot Size	2.15 ± Acres
Parking	23 Off-Street Parking Spaces

**Property Highlights**

- Clarence, NY flex / warehouse space available for lease
- 13,300 ± Sq. Ft. total:  
5,500 ± Sq. Ft. office  
3,800 ± Sq. Ft. flex  
4,000 ± Sq. Ft. warehouse
- Situated on a 2.15 ± Acre lot
- Signage on Main Street
- Land permits construction of 10,000-15,000 ± Sq. Ft. warehouse / structure
- Additional 25 ± parking spaces in concept plan for new warehouse
- Located in affluent town of Clarence with dense residential backup and many area amenities nearby
- Ideal for: antiques business, flooring companies, plumbing, electrical, and other contractors, landscaping companies, Investor/occupiers seeking to construct a new warehouse while also securing existing tenant cash flow from part of the asset



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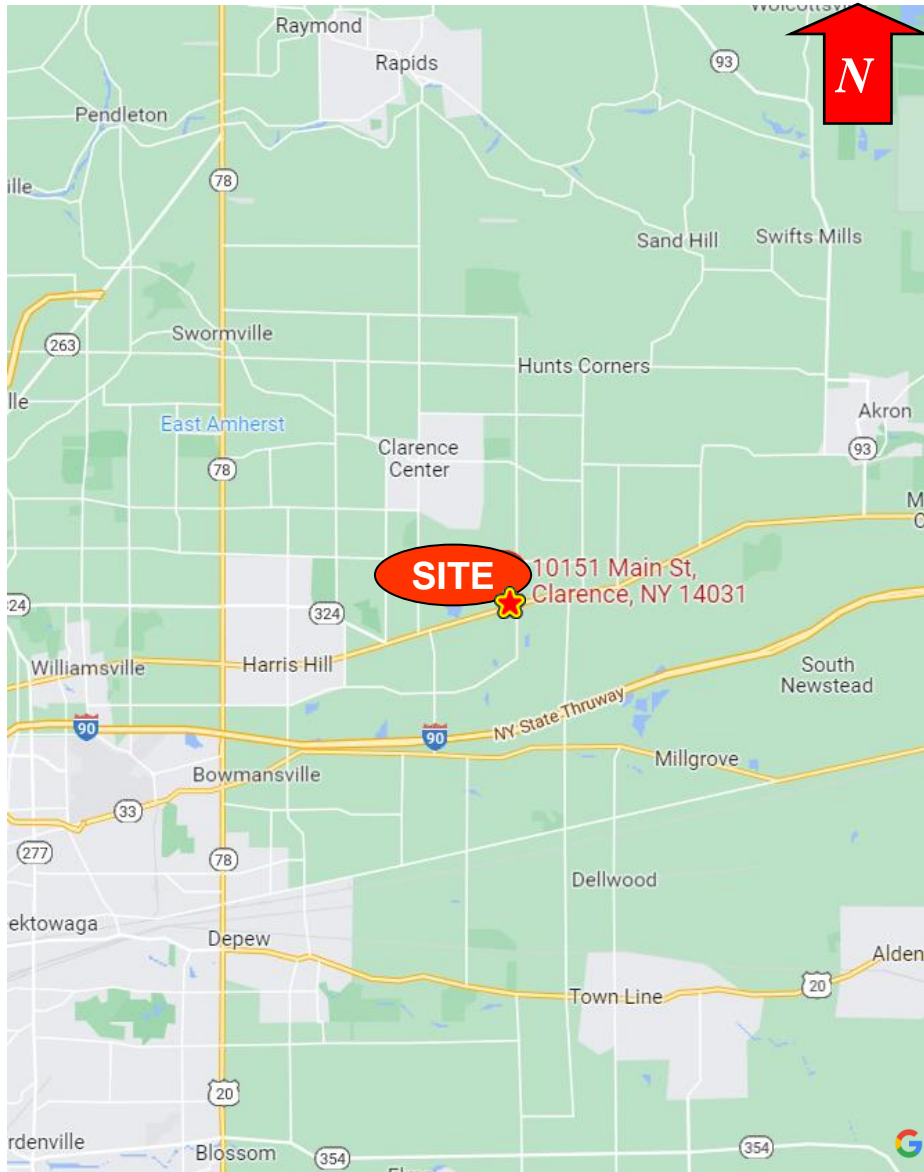
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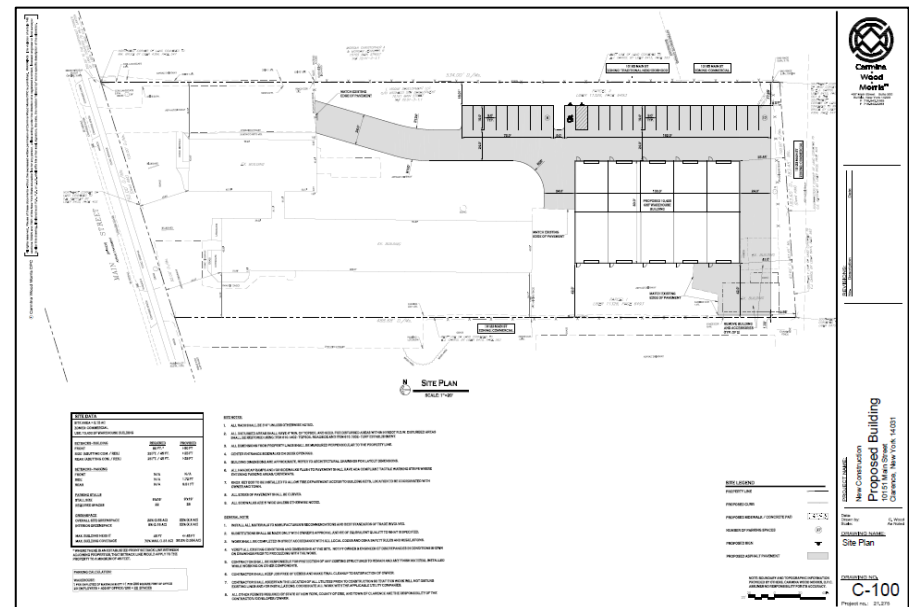
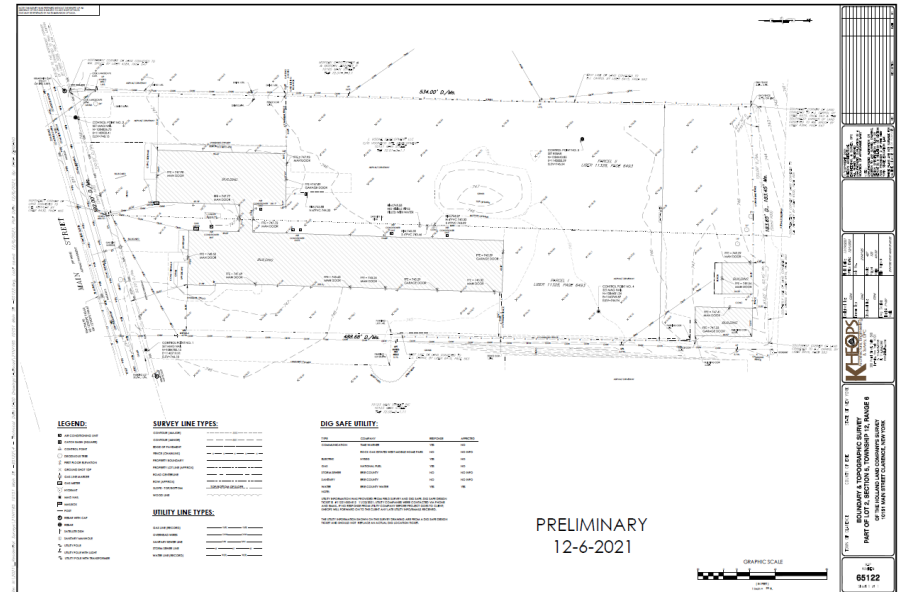
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,020	14,580	51,394
Average Household Income	\$124,647	\$146,155	\$147,209



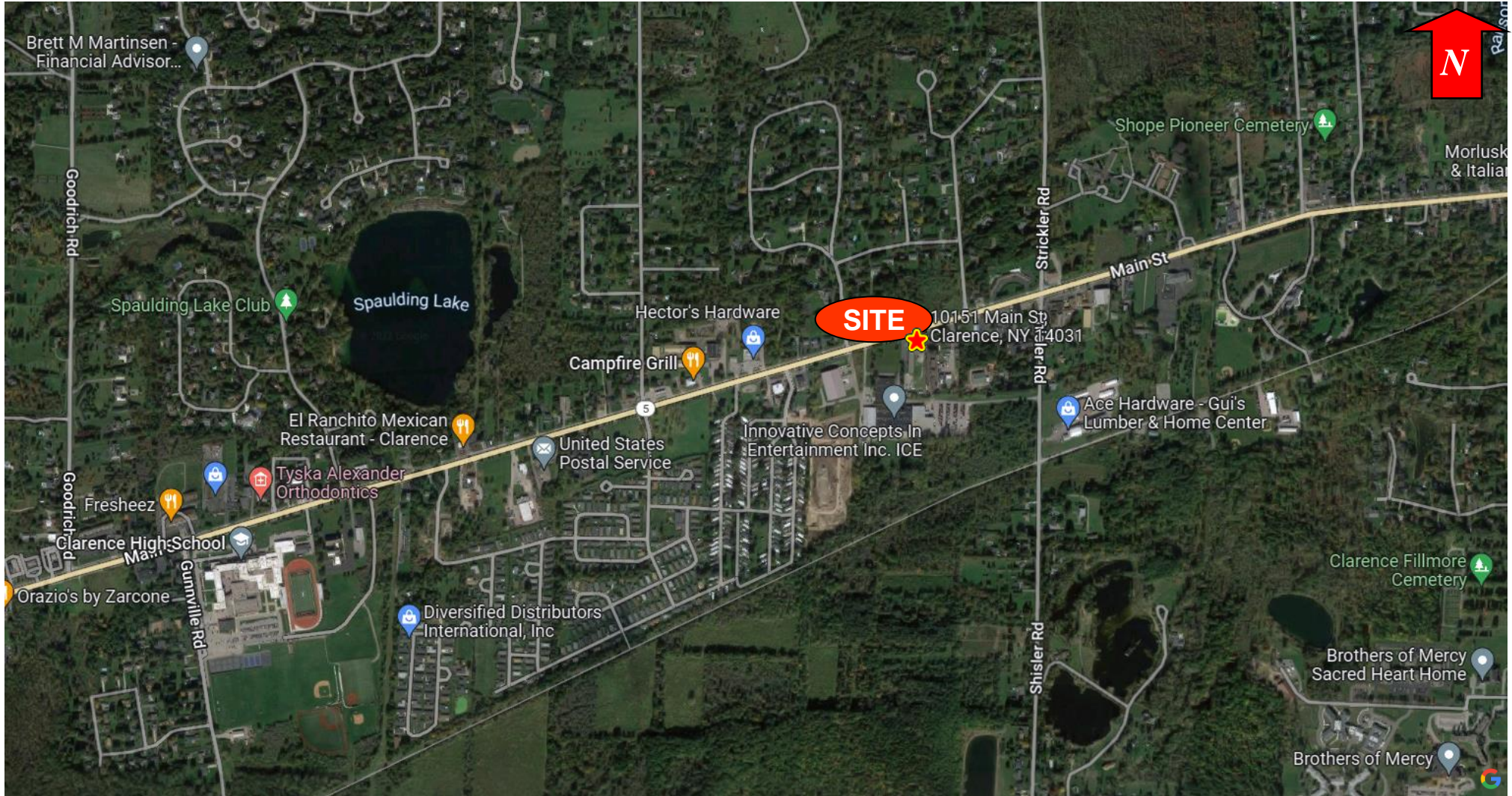
**FLEX / MIXED-USE FOR SALE**  
**10151 Main Street**  
 Clarence, New York



Location Map



Survey / Proposed Building



**Area Amenities**

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