

FOR SALE / LEASE

# 609 Indian Church Road

West Seneca, NY 14224



## Industrial Facility For Sale / Lease

### Features

Building Size	25,325 ± Sq. Ft.
Lot Size	1.10 ± Acres
Zoning	C2

### Property Highlights

- Centrally located Light Manufacturing / Warehouse Facility
- 15,500 ± sq. ft. warehouse space with 18'-20' clear height
  - 5,500 ± sq. ft. addition constructed in 2019
- 2,200 ± sq. ft. cold storage building with two (2) dock doors
- Three (3) 15' overhead doors
- 3-phase 480-volt power
- 7,000 ± sq. ft. newly renovated office space featuring 13 offices, 2 conference rooms, reception area, and ADA-compliant restrooms
  - 2-bedroom apartment or additional office space on 2<sup>nd</sup> floor
  - Ideal for: professional office users and retail
- Many nearby amenities and services including restaurants, gas stations, and retail shops
- Easy access to NYS Route 400 and NYS Thruway I-90
- Ideal for: Light Manufacturing, Storage, Warehouse, Distribution

### Contact

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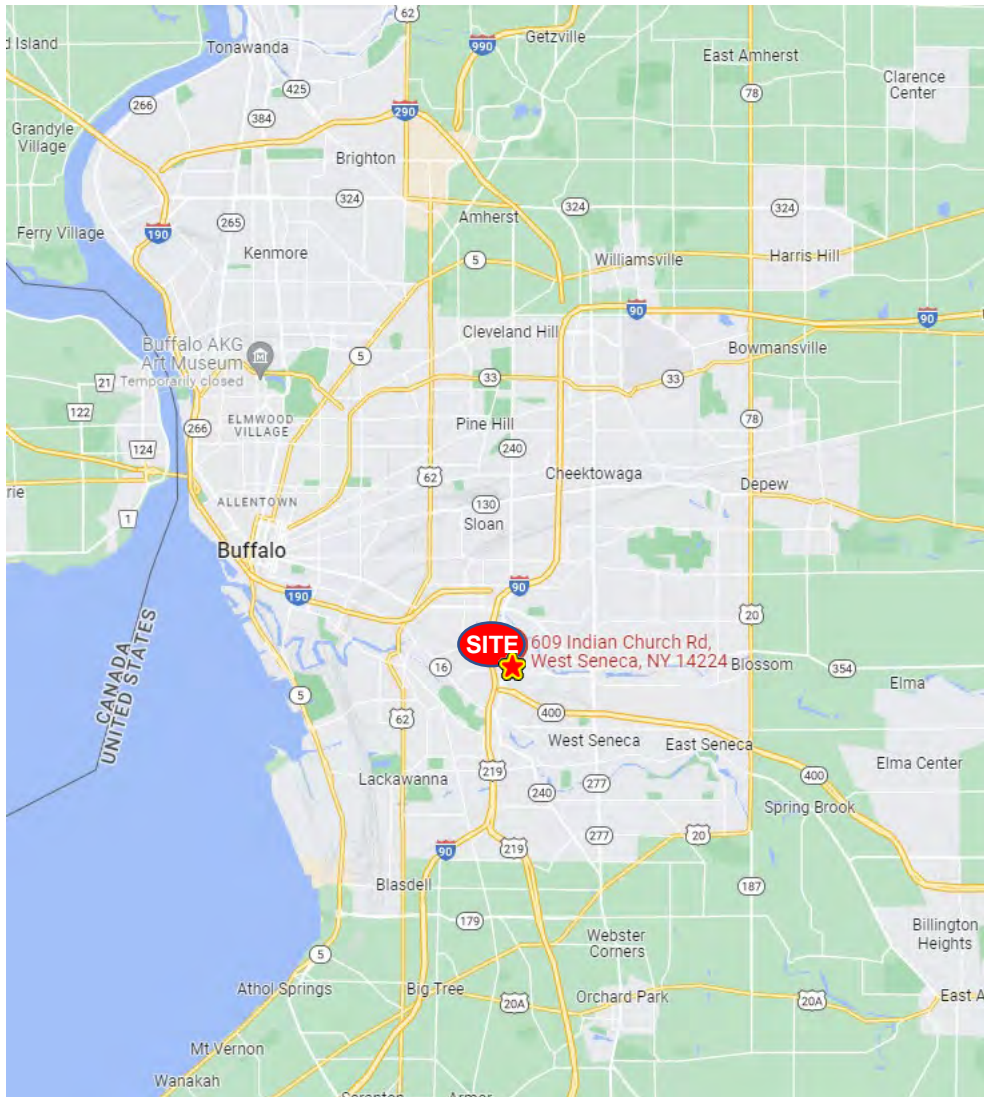


Demographics	1 Mile	3 Miles	5 Miles
Population	10,423	102,266	237,177
Average H.H. Income	\$75,545	\$74,169	\$71,624

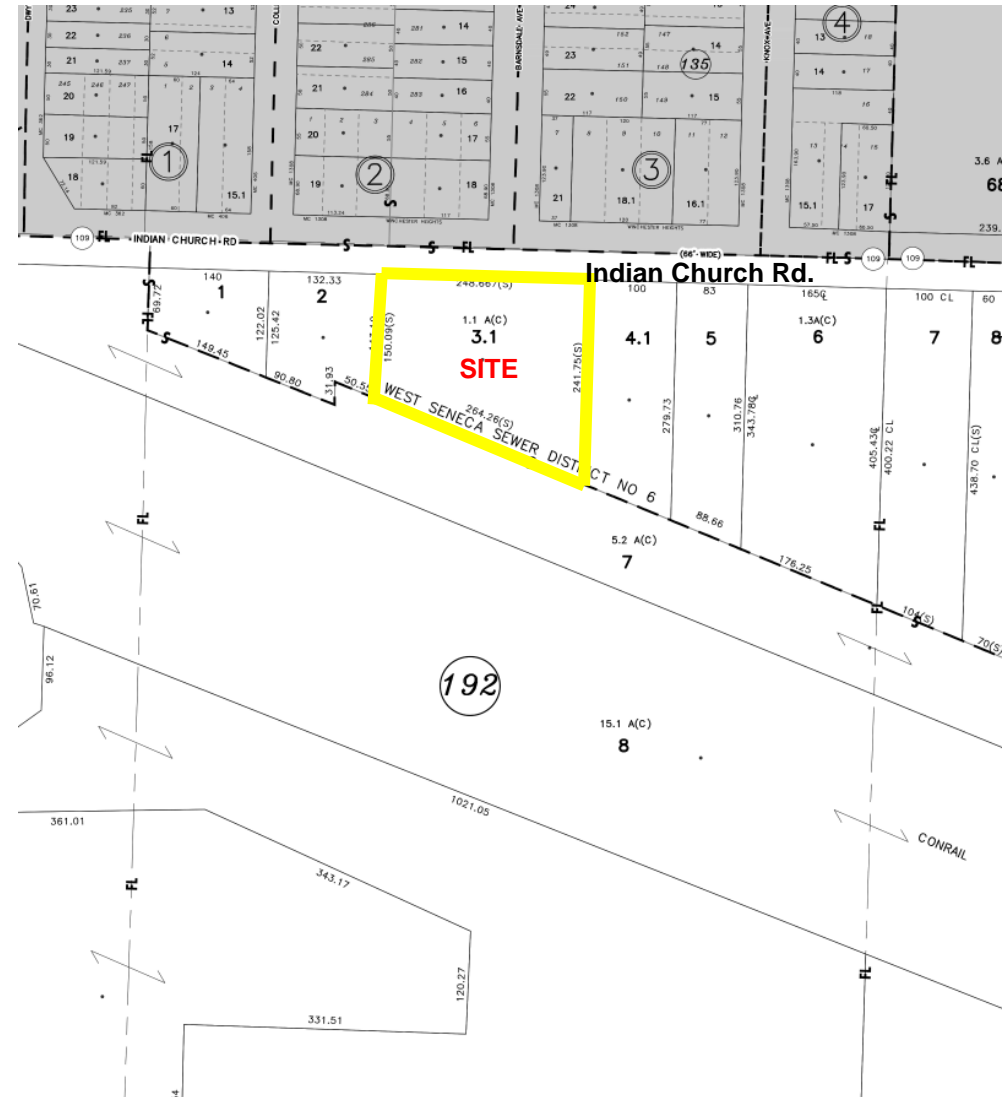
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**609 Indian Church Road | West Seneca, NY**



Location Map



Tax Map

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Aerial

Property Photos