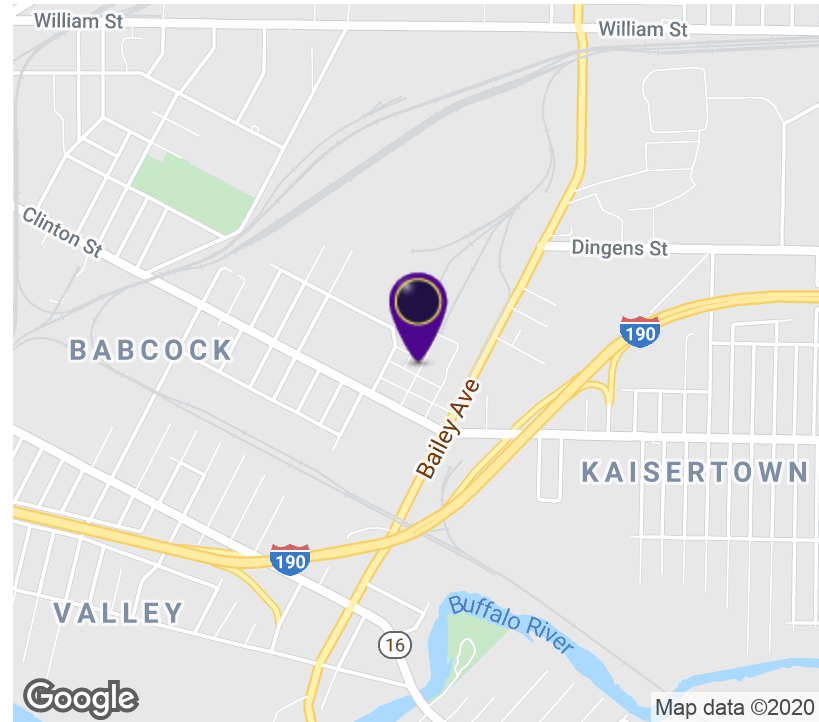


# 1500 Clinton Street - Bldg #7

Buffalo, NY 14206



## OFFERING SUMMARY

Sale Price:	\$429,900
Lot Size:	0.5 Acres
Year Built:	1933
Building Size:	30,000 SF
Zoning:	D-IH (Heavy Industrial Zoning)
Price / SF:	\$14.33

## PROPERTY HIGHLIGHTS

- Excellent Location
- Ample Parking 25+ Spots
- 24 Hour Security
- 2 Loading Docks & 5 Overhead Doors
- Centrally Located to Major Thruways & Downtown Buffalo
- Updated Electrical, Lighting, and Showroom/Retail Space
- 12' Thick Reinforced Concrete Flooring
- Oversized Freight Elevator Accessible to All 3 Floors
- Northwest Corner of Bailey Avenue & Clinton Street



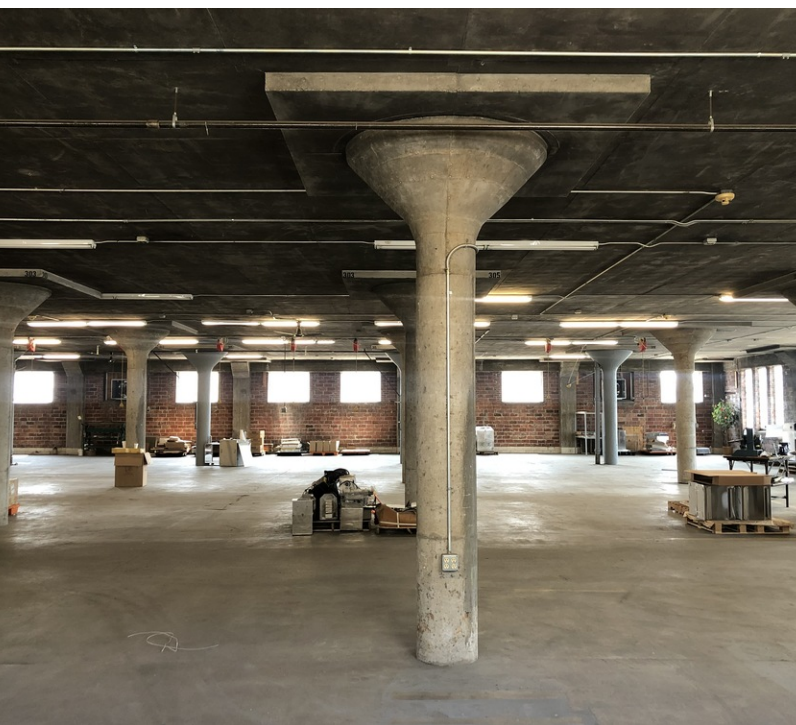
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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
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## PROPERTY DESCRIPTION

# 1500 Clinton Street - Bldg #7

Buffalo, NY 14206



## PROPERTY DESCRIPTION

Approximately 30,000 +/- SF brick warehouse situated on a 0.5 +/- acres is available in an extremely desirable area, the historic Niagara Frontier Food Terminal. Centrally located to all major interstates for quick and easy transportation. Zoned D-IH this property is designed for heavy industrial which includes 12" reinforced concrete floors with a minimum of 12" perfect for heavy equipment/machinery. This 2 story building has a full basement ideal for almost any business that requires a warehouse facility, manufacturing assembly, office space, showroom / retail necessity, and manufacturing & distribution. Each floor is roughly 10,000+/- SF with a 12' ceiling height is accessible from a front or rear staircase. Has an oversized (up-to-code) freight elevator. Each floor has updated electrical circuit breakers/panels with 220 Volts throughout the property, 2" iron airline piping for compressed air for pneumatic tools, updated fluorescent lighting, and large natural gas overhead hanging heaters. The first floor is equipped with two loading docks designed to accommodate different heights for a variety of delivery trucks and five 10' overhead doors. 2,500+/- showroom in the front of the building could easily be converted into office space if required. Second floor of this building has an open floorplan with a small office, break room and restroom. Abundant natural lighting from 180 degrees of windows consisting of Updated glass block and Vinyl windows. Niagara Frontier Food Terminal has 24-hour security patrolling grounds year-round for additional security.

## LOCATION DESCRIPTION

Located in the historic Niagara Frontier Food Terminal this building sits on the edge of Kaiser Town at Clinton Street & Bailey Avenue. Centrally located to both the north towns & south towns of Buffalo, NY. Easy access to major interstates including New York State Thruway I-190 & I-90, Kensington Expressway Route 33, Aurora Expressway Route 400, and Pittsburg-Buffalo Highway Route 219. Close Proximity to Downtown Buffalo and the Canadian / United States border. Minutes from the growing development of Larken Square, Canalside, Key Bank Center, Seneca Buffalo Casino, and other major attractions.



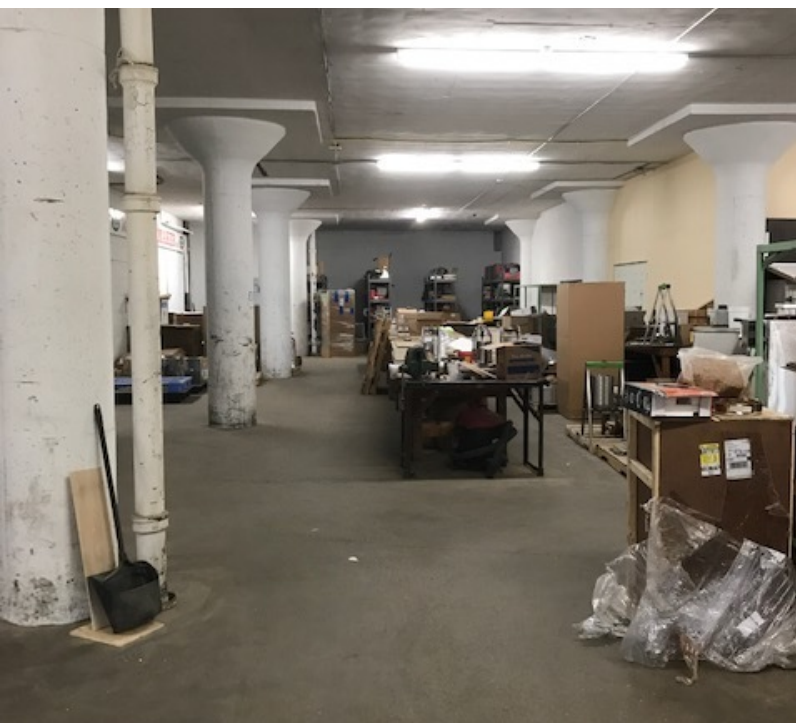
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ADDITIONAL PHOTOS

# 1500 Clinton Street - Bldg #7

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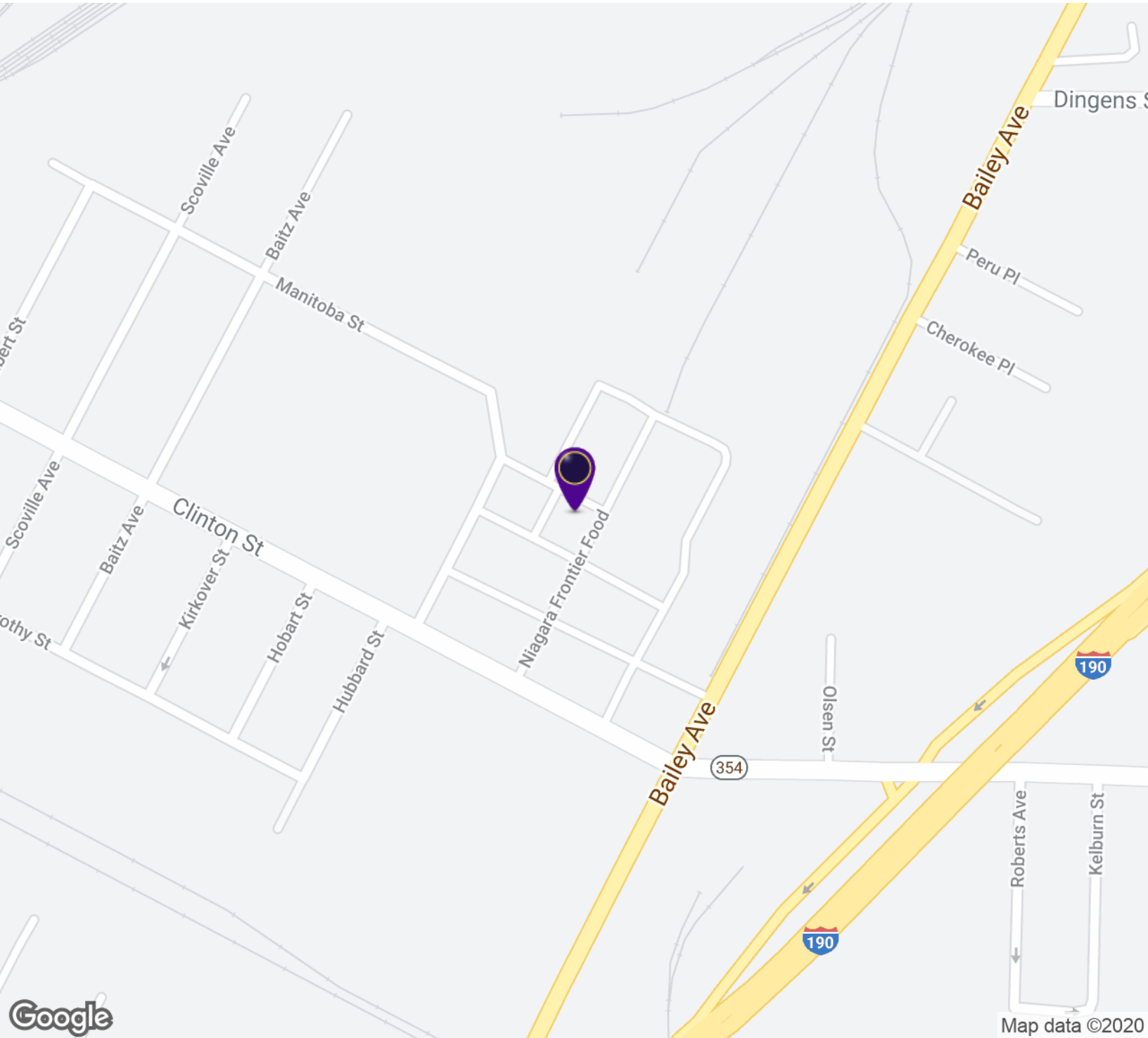


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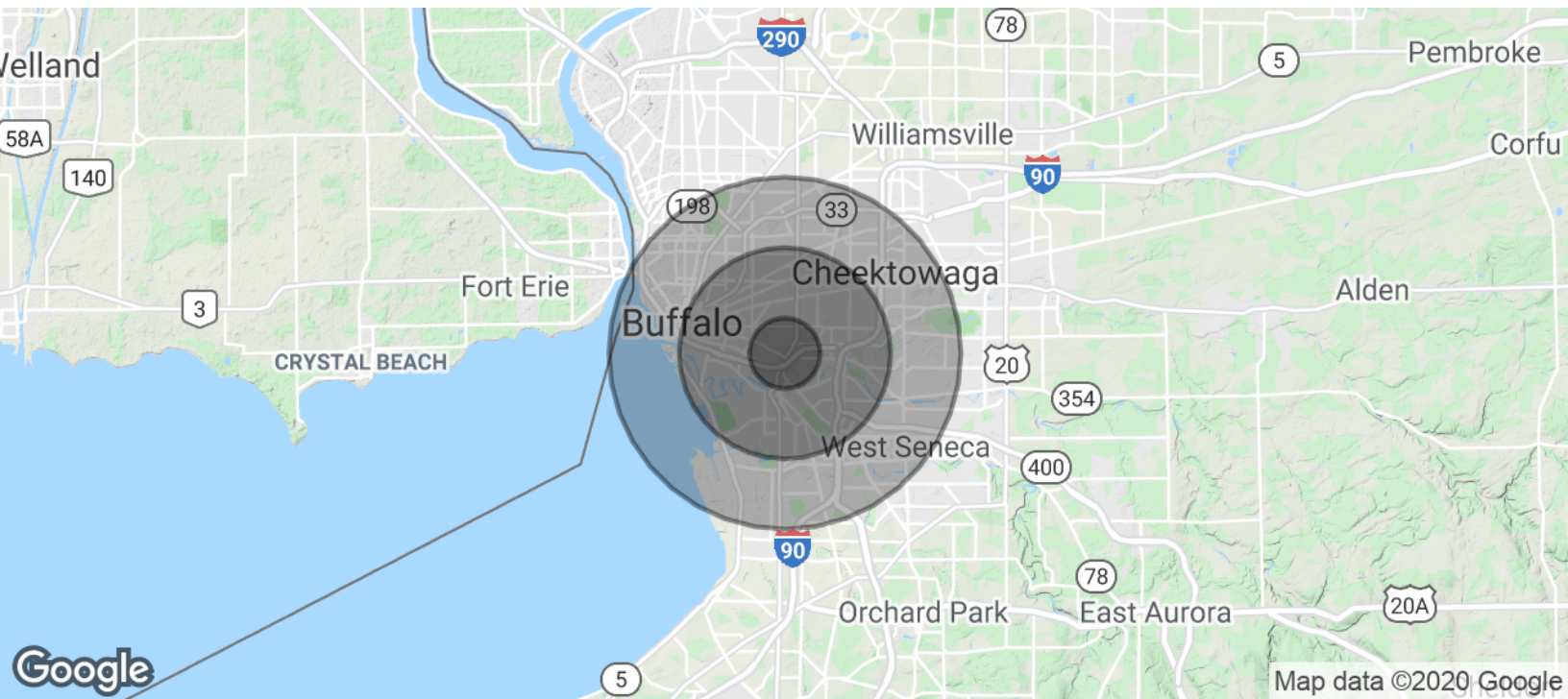


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# 1500 Clinton Street - Bldg #7

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,532	132,488	331,525
Average age	41.9	37.2	37.4
Average age (Male)	40.3	34.3	34.7
Average age (Female)	45.1	40.2	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,754	56,629	144,441
# of persons per HH	2.2	2.3	2.3
Average HH income	\$41,978	\$40,590	\$43,509
Average house value	\$48,094	\$84,558	\$108,609

\* Demographic data derived from 2010 US Census



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