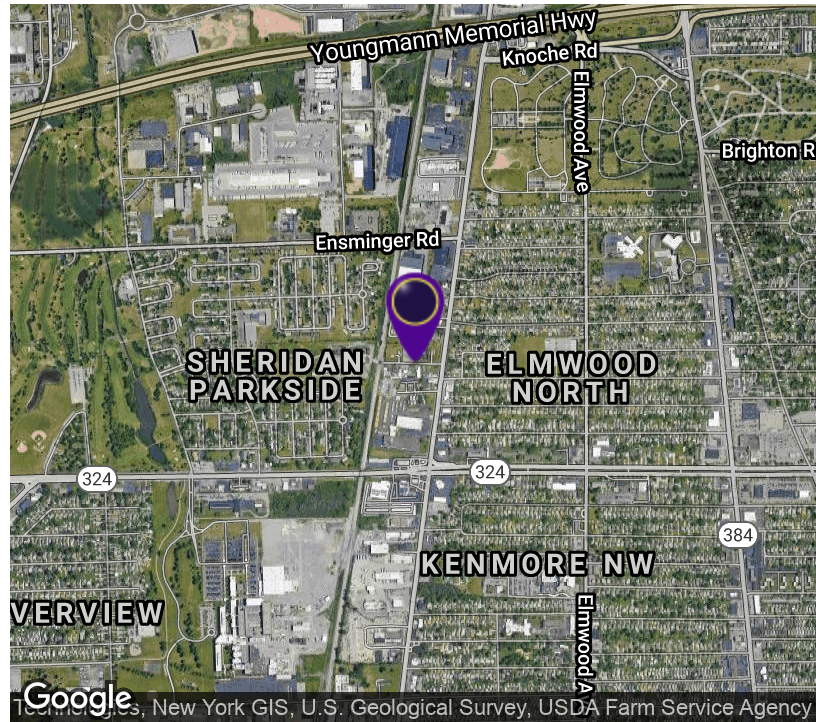


1740-1750 Military Road

Tonawanda, NY 14223



OFFERING SUMMARY

Sale Price: Call For More Details

Lot Size: 15.7 Acres

Building Size: 88,700 SF

Price / SF: -

PROPERTY OVERVIEW

Industrial park located at 1740 & 1750 Military Road. Property is divided into two areas; 1750 Military Road - Front parcel & 1740 Military Road - Rear parcel. 1750 Military Road is situated on 3.5 acres and the 17,000 SF +/- building was completely gutted. roughly 17,000 SF +/- on the first floor and 14,000 SF +/- located in the basement. Excellent frontage facing Military Road. Small parking lot in the front of the building with the majority of parking in the rear gated lot. The property currently has three (3) gas wells that can be activated. The second parcel located behind the railroad tracks at 1740 Military Road sits on 12.65 +/- acres with a 71,280 SF +/- building. This building is 2 stories and the roof is in excellent condition. Previously an old manufacturing plant which has been vacant for many years. Current owner might consider holding some financing. For more information please contact Rick Recckio - 716.998.4422

LOCATION OVERVIEW

Located on Military road south of the New York Thruway I-290 and east of the I-190. Close proximity to Downtown Buffalo, Niagara Falls, and the Canadian Border. Within 10 minutes to Niagara Falls Fashion Outlet Mall, Niagara International Airport, Buffalo Zoo, Key Bank Center, University At Buffalo, Buffalo State College, & Canisius College



RICK RECCKIO
716.998.4422
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ADDITIONAL PHOTOS

1740-1750 Military Road

Tonawanda, NY 14223



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ADDITIONAL PHOTOS

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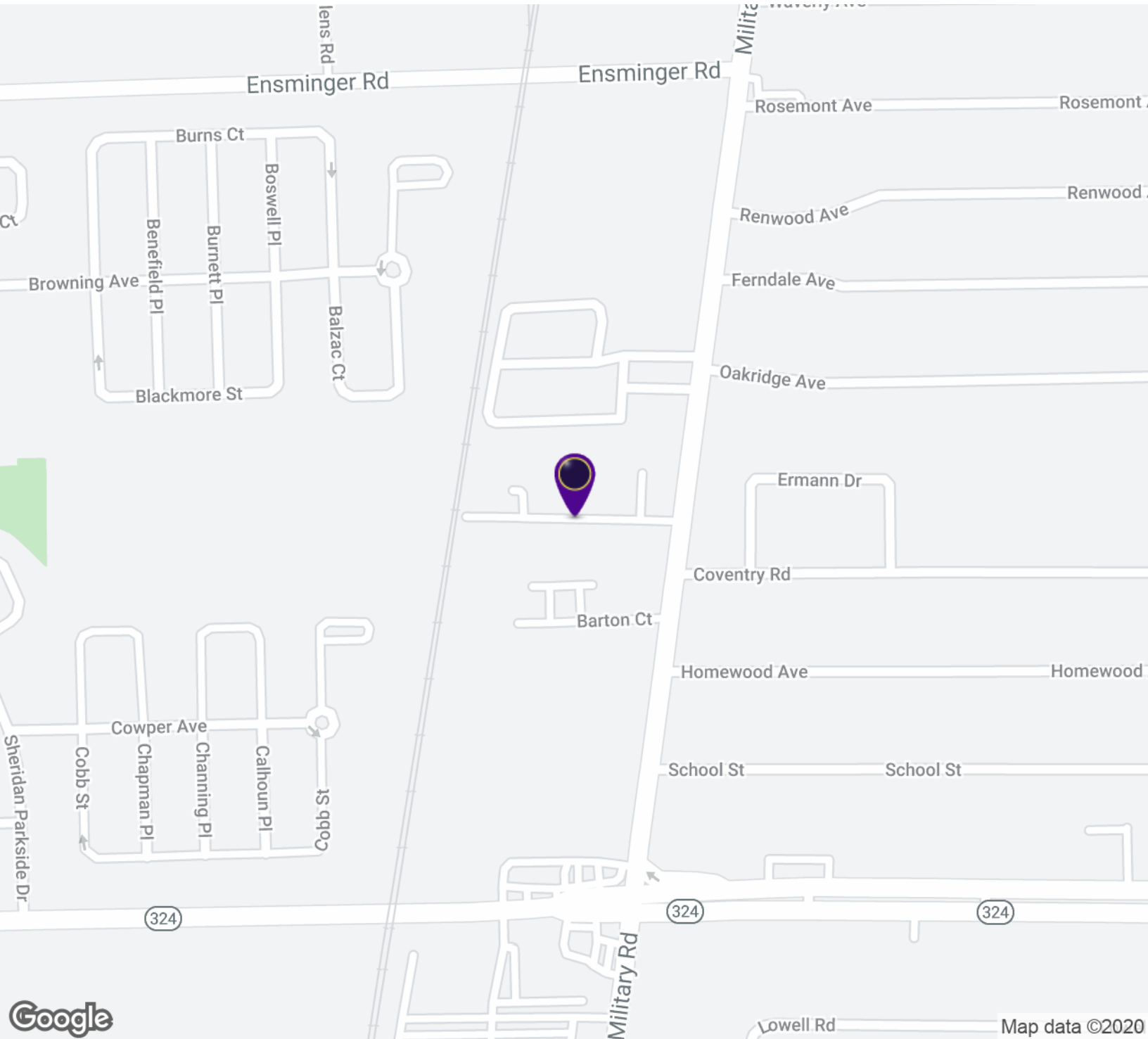
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NY & PA Licensed Broker

1740-1750 Military Road

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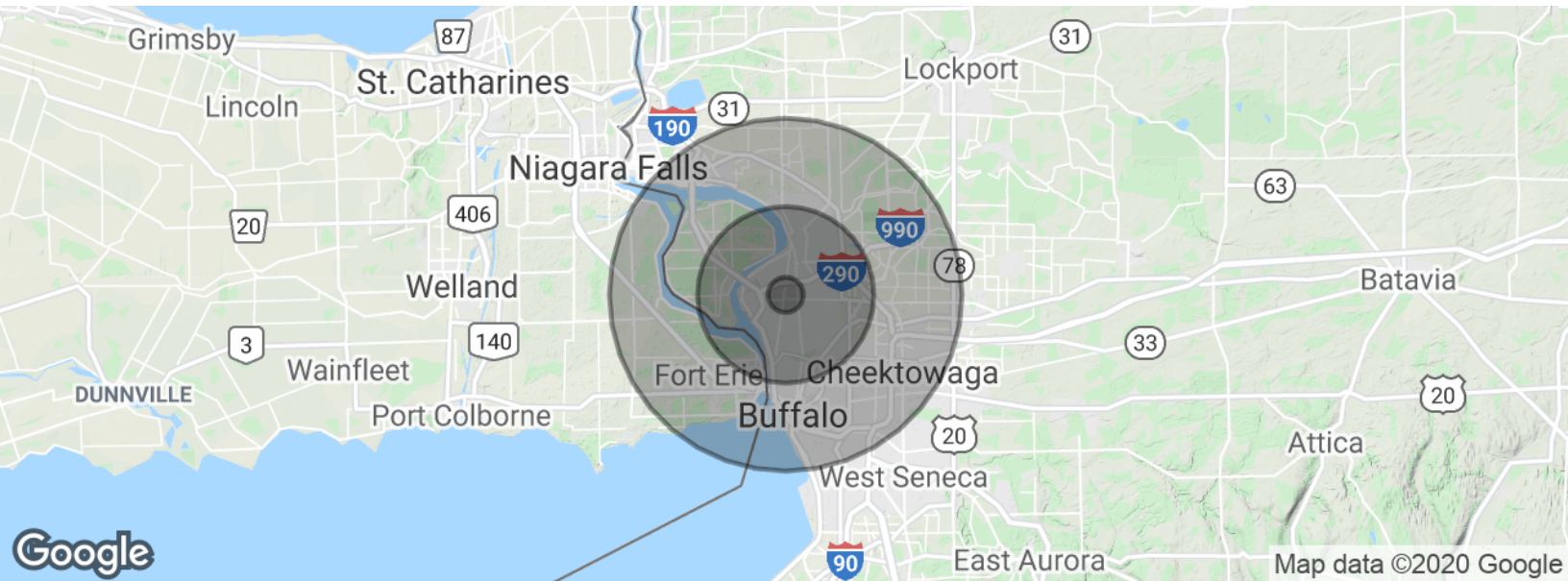


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1740-1750 Military Road

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	8,405	289,851	721,191
Median age	42.9	38.1	37.9
Median age (Male)	38.4	36.3	35.8
Median age (Female)	46.8	39.9	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,002	124,428	304,901
# of persons per HH	2.1	2.3	2.4
Average HH income	\$47,293	\$56,086	\$54,074
Average house value	\$112,585	\$136,652	\$135,583

* Demographic data derived from 2010 US Census



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