

FOR SALE

2700 NORTH AMERICA DRIVE **WEST SENECA, NEW YORK**



**OFFERING
MEMORANDUM**

THE OFFERING

Cushman & Wakefield | Pyramid Brokerage Company is pleased to present the opportunity to acquire **2700 North America Drive**, in West Seneca, New York, a premier industrial warehouse asset located within the highly regarded North America Center Industrial Park. Strategically positioned near the Route 400 Expressway and the New York State Thruway, the Property offers exceptional regional accessibility throughout Western New York and Southern Ontario. With its highly functional design, strong infrastructure, and expansion potential, the Property presents a rare opportunity to acquire a large-scale industrial facility in one of the region's most established industrial corridors.

For further details or to arrange a tour, please contact the exclusive agents at Cushman & Wakefield | Pyramid Brokerage Company:

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2700 NORTH AMERICA DRIVE, WEST SENECA, NY



PROPERTY INFORMATION

2700 North America Drive

The Property consists of an approximately 136,264± square foot industrial facility situated on approximately 13.4± acres with a fenced yard area. Located within the North America Center Industrial Park, the Property features 26' clear heights in the warehouse area, multiple truck docks, ESFR sprinklers, HVAC throughout, heavy power, and room for future expansion, making it well-suited for distribution, warehousing, manufacturing, or corporate operations.

Total Building Size:	136,264± Sq. Ft.
Shipping:	11,200± Sq. Ft.
Warehouse:	118,964± Sq. Ft.
Office:	6,100± Sq. Ft.
Site Size:	13.4± Acres
Tax ID:	135.10-1-2
Year Built:	1999
Clear Heights:	26' Warehouse 17' Shipping Area 9' Office Area
Truck Docks & Grade Doors:	20 truck docks total 11 interior docks (8'x10') 8 exterior docks (8'x10') 1 grade door
Power:	2000 amps
Parking:	100 Spaces
Zoning:	Industrial/Manufacturing
Sprinklers:	ESFR System



PROPERTY HIGHLIGHTS

2700 NORTH AMERICA DRIVE, WEST SENECA, NY



HIGH-BAY DISTRIBUTION FACILITY

136,200+ SF distribution facility with 26'-31' clear heights



STRATEGIC HIGHWAY ACCESS

Immediate access to Route 400 with quick connectivity to the NYS Thruway and regional transportation corridors



TRUCK LOADING CAPACITY

20 total truck docks with 11 interior docks, 8 exterior docks and 1 grade door



EXPANSION CAPABILITY

13.6+ acre site with excess land and fenced-in yard offering future expansion potential



HEAVY POWER & INFRASTRUCTURE

Heavy power, ESFR sprinklers, HVAC throughout, and full-building diesel backup generator



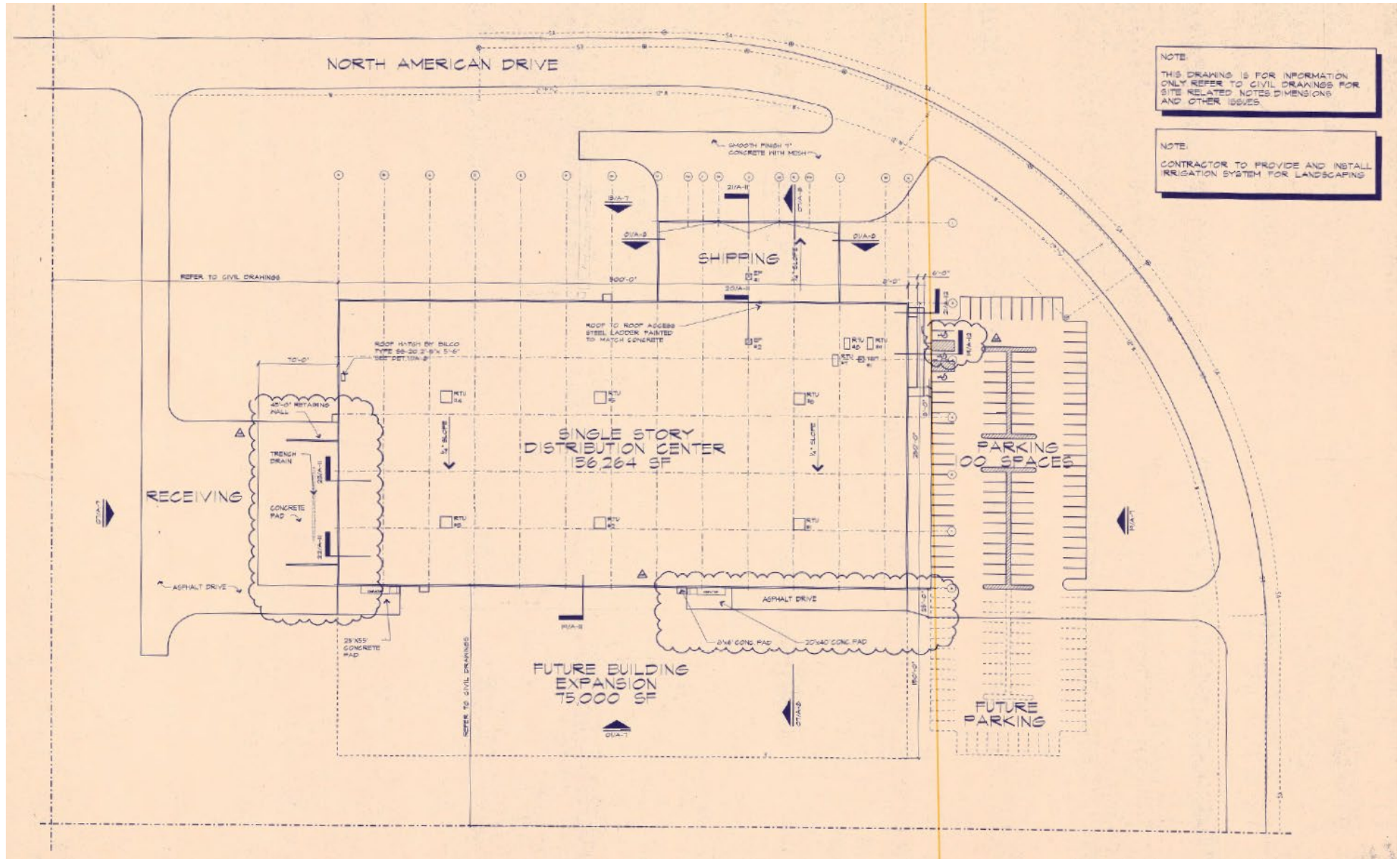
PREMIER INDUSTRIAL PARK LOCATION

Located within the highly successful North America Center Industrial Park surrounded by major regional employers and amenities.





SITE PLAN





UNION ROAD

RT. 400 EXPRESSWAY

NORTH AMERICA DRIVE

2700 NORTH AMERICA DRIVE, WEST SENECA, NY



Located within the highly successful North America Center Industrial Park in the Town of West Seneca, 2700 North America Drive benefits from exceptional regional accessibility and proximity to major transportation corridors including Route 400, the New York State Thruway (I-90), and Downtown Buffalo. The Property is positioned within one of Western New York's premier industrial distribution corridors, surrounded by a strong concentration of manufacturing, logistics, warehousing, and service-related users. West Seneca continues to attract industrial investment due to its strategic location, established infrastructure, skilled labor force, and convenient access to both the U.S. and Canadian markets, making the area well-suited for distribution, corporate, and advanced manufacturing operations.



DEMOGRAPHICS (3-Mile Radius)

Total Population	59,464
Total Employed Population	24,950
Average Household Income	\$98,064
Total Households	27,095

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
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