

# 18,000+/- SF Retail/Warehouse For Sale

1285 William St, Buffalo, NY 14206



## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,900,000 |
| Lot Size:      | 7.24 Acres  |
| Year Built:    | 1955        |
| Building Size: | 18,000 SF   |
| Zoning:        | Industrial  |
| Price / SF:    | \$105.56    |

## PROPERTY OVERVIEW

Take advantage of this exceptional opportunity to acquire or lease a highly functional industrial property located in the City of Buffalo. This 4,000± SF warehouse offers excellent accessibility, ample power, loading docks, and extensive paved outdoor storage capabilities, making it ideal for contractors, distributors, logistics operators, equipment rental companies, and service-related businesses. The property features three loading docks, 400-amp, 480-volt electrical service, and a large fenced and partially blacktopped & stoned parking and storage yard designed to accommodate vehicle fleets, equipment, trailers, and outdoor storage needs. In addition, two adjacent parking lots are available for ground lease, providing users with the flexibility to expand operations or increase storage capacity.



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### LOCATION DESCRIPTION

The surrounding industrial district is home to numerous manufacturers, warehouse operators, transportation companies, and commercial service businesses, including Savage Industries, Middle Atlantic Warehouse, and Industrial Realty & Funding, creating a strong business environment supported by an experienced workforce. Major regional employers such as Rich Products Corporation, General Motors, Ford Motor Company, and Tesla are all within the greater Buffalo market, while the property is also conveniently located near the Buffalo Niagara Medical Campus, Downtown Buffalo, the Peace Bridge, and the Canadian border. This strategic location allows businesses to efficiently serve customers throughout Western New York, Pennsylvania, Ohio, and Southern Ontario.

### PROPERTY HIGHLIGHTS

- 18,000± SF warehouse building: 7.24+/- Acres
- Three (3) loading docks
- 400 AMP, 480-volt electrical service
- Large fenced and blacktopped and stoned parking/storage lot
- Secure outdoor storage capabilities
- Two additional parking lots available for ground lease
- Ideal for fleet operations, contractors, warehousing, distribution, and industrial users
- Excellent access to major highways and regional transportation networks
- Flexible site with expansion potential
- Also available for Lease



NY & PA Licensed Broker

**RICK RECCKIO**

716.998.4422

[rick@recckio.com](mailto:rick@recckio.com)

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221



## LOCATION MAP

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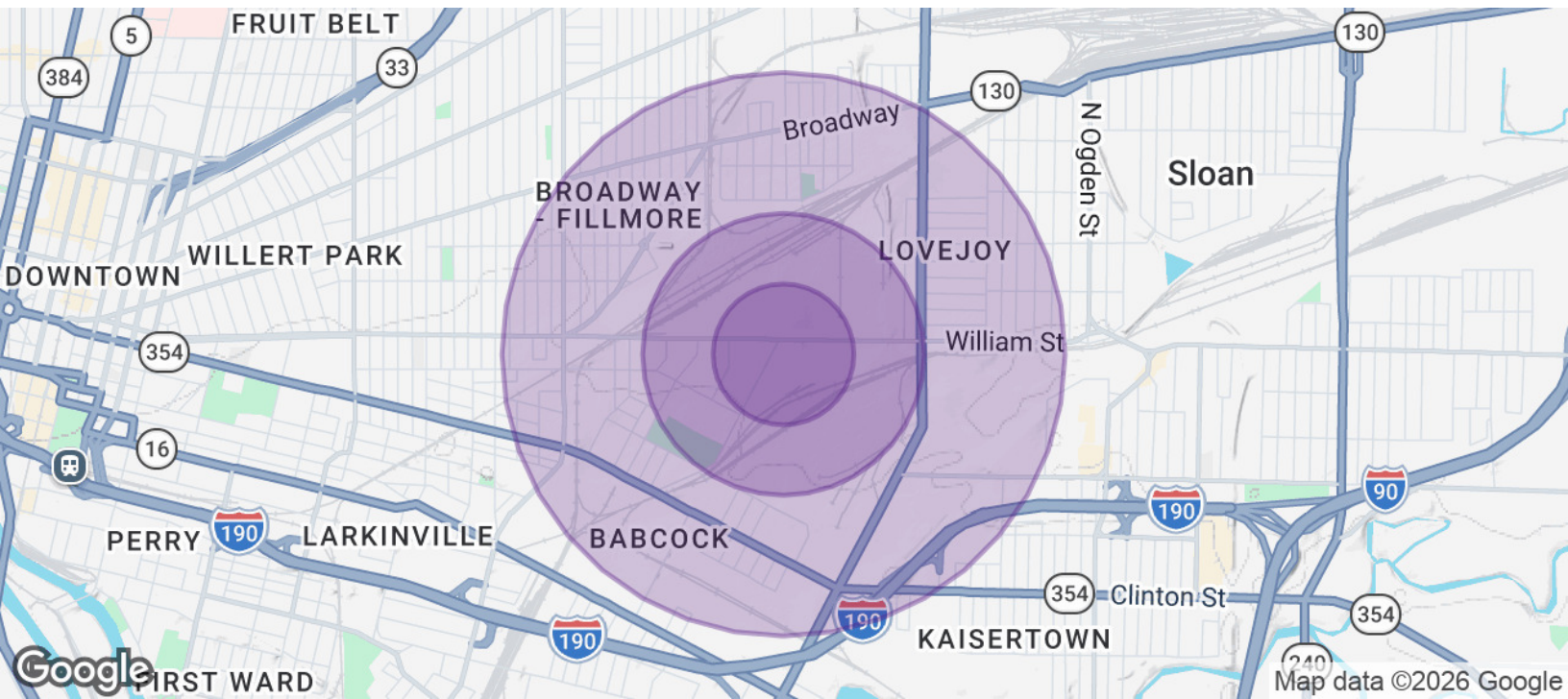


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## 18,000+/- SF Retail/Warehouse For Sale 1285 William St, Buffalo, NY 14206



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 443        | 2,145     | 12,487 |
| Average Age          | 42.6       | 42.9      | 36.5   |
| Average Age (Male)   | 44.5       | 44.6      | 36.5   |
| Average Age (Female) | 42.8       | 43.2      | 37.8   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE   |
|---------------------|------------|-----------|----------|
| Total Households    | 187        | 922       | 4,905    |
| # of Persons per HH | 2.4        | 2.3       | 2.5      |
| Average HH Income   | \$40,733   | \$40,048  | \$47,434 |
| Average House Value | \$68,956   | \$76,452  | \$91,594 |

2023 American Community Survey (ACS)



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