

FOR SALE OR LEASE

27,264_± SF SINGLE-TENANT INDUSTRIAL FACILITY

Building Features

| | |
|---------------|-----------------------------|
| Building Size | 27,264 _± Sq. Ft. |
| Lot Size | 1.8 _± Acres |

Property Highlights

- Located in the Wheatfield/Lockport/Sanborn industrial corridor home to many small and medium size privately owned industrial companies
- Up to 18' clear height
- One (1) dock door and one (1) grade level door
- Includes 3,000 + SF of office space, catering to administrative and managerial needs within the industrial setting
- Ample on-site parking
- 3-phase, 480-volt, 1240-amp power
- Located conveniently off Lockport Road, with easy access to major transportation routes and nearby amenities
- Proximate to Canada via the Whirlpool Bridge and Lewiston-Queenston bridges
- Suitable for: light manufacturing, light assembly, distribution, or warehousing

EXCLUSIVE CONTACT

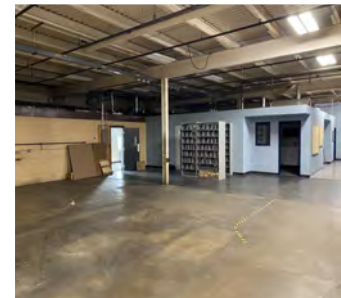
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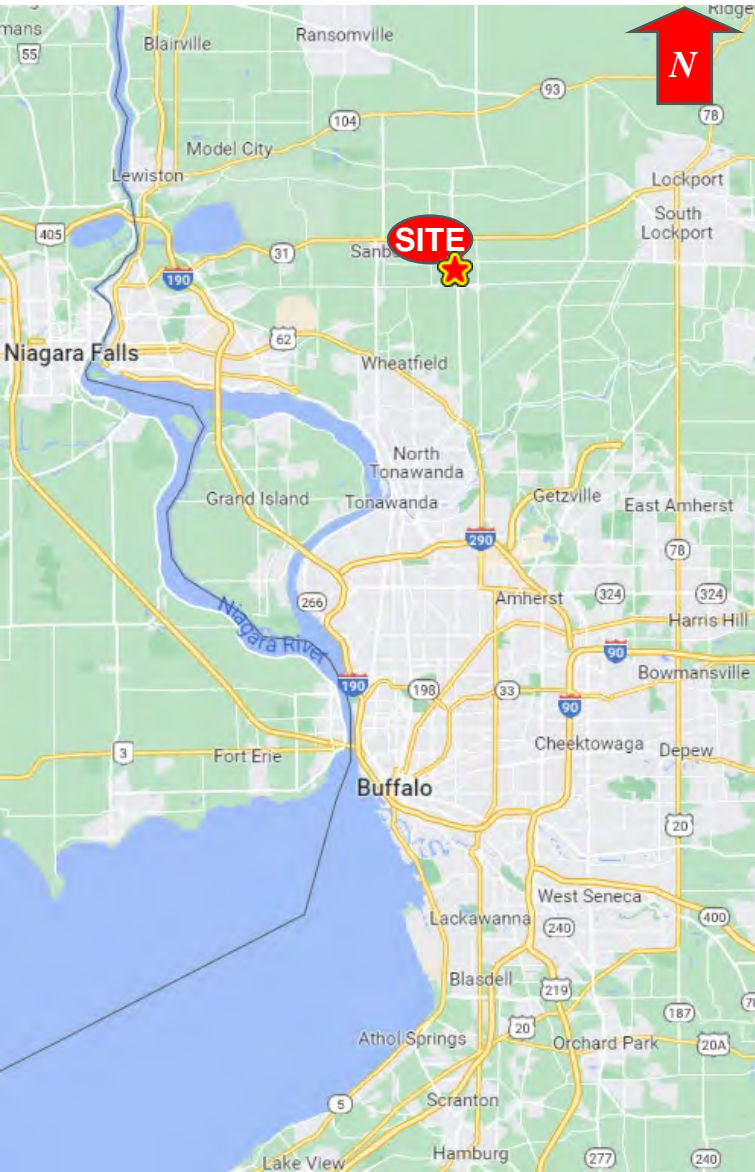


LEASE RATE REDUCED!



| Demographic | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Population | 1,011 | 8,036 | 31,891 |
| Average H.H. Income | \$121,461 | \$121,767 | \$112,945 |

Source: ESRI Business Analyst 2025



Location Map

Aerial



Aerial