

FOR SALE OR LEASE

Versatile 82,000 SF Warehouse with Offices, Out-Building & 18 Acres
7167 Route 353, Cattaraugus, NY 14719

[Video Tour](#)



344 Delaware Ave, Suite 200, Buffalo, NY 14202

Paula Blanchard

Real Estate Salesperson

C: 716.880.4815

PaulaBlanchard@HannaCRE.com

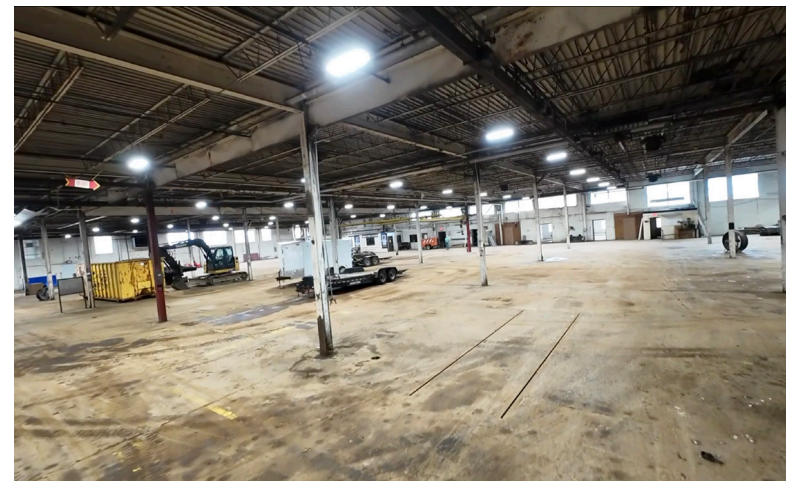


The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

FOR SALE OR LEASE | 7167 Route 353, Cattaraugus, NY 14719

PROPERTY HIGHLIGHTS:

- Ideal for light manufacturing, warehousing, cannabis production, assembly
- New roof and foam-insulated metal siding throughout
- 1,000 amps/ 440 volts/ 3-phase power
- Situated on 18 acres, zoned industrial
- 2,500 sq ft offices
- 30 foot column spacing
- 20-30 foot ceiling heights
- 18,600 sq ft clear span
- High volume air-rotation heating system
- Many recent improvements include
 - Energy efficient LED lighting
 - New main gas line
 - Entrance road paving
 - Alarm camera system
 - New furnace in offices
- 4 new grade level drive-in doors
- 2 loading docks, one with leveler
- Fully sprinklered
- 10-ton crane
- Tenant occupied 7,000 sq ft metal out-building
- Utilities on site: Gas, electric, public water, septic, phone & data
- Phase 1 ESA available
- Gated entrance
- High quality local workforce



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Paula Blanchard

Real Estate Salesperson

C: 716.880.4815

PaulaBlanchard@HannaCRE.com

FOR SALE OR LEASE | 7167 Route 353, Cattaraugus, NY 14719



344 Delaware Ave, Suite 200, Buffalo, NY 14202

Paula Blanchard

Real Estate Salesperson

C: 716.880.4815

PaulaBlanchard@HannaCRE.com



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

FOR SALE OR LEASE | 7167 Route 353, Cattaraugus, NY 14719



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

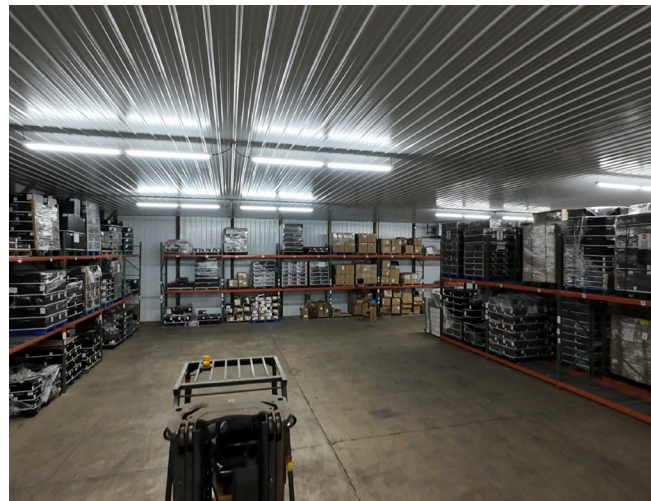
Paula Blanchard

Real Estate Salesperson

C: 716.880.4815

PaulaBlanchard@HannaCRE.com

FOR SALE OR LEASE | 7167 Route 353, Cattaraugus, NY 14719



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Paula Blanchard

Real Estate Salesperson

C: 716.880.4815

PaulaBlanchard@HannaCRE.com