



symphony
COMMERCIAL



Offered At:

\$750,000

Josh King
Colby Garza

**FOR
SALE**

**Mechanic Shop
10+ Acres**

Auto/Truck Garage on 10± acres in the Dunkirk–Fredonia corridor. Featuring 418' frontage, dual curb cuts, and full drive-around access—ideal for fleet or equipment use. Includes 700± SF office and 7,000± SF warehouse with five 14' overhead doors, including drive-through bays. Excellent flexibility for owner-users or investors.



4849 W. Lake Road
Dunkirk, NY



716.393.9163



ColbyGarza.com

4849 W. Lake Road Dunkirk, NY

Property description:

Auto / Truck Garage | 10± Acres | For Sale or Lease Dunkirk–Fredonia Corridor | Western New York Positioned between Dunkirk and Fredonia, this well-equipped auto/truck service facility offers a rare combination of scale, functionality, and flexibility for owner-operators or investors. Situated on approximately 10 acres with 418± feet of frontage and 1,408± feet of depth, the property provides exceptional access, circulation, and outdoor storage capacity. Two separate curb cuts, a stone yard, and full 360-degree drive-around capability make it ideal for heavy equipment, fleet services, or logistics-based operations. The building is efficiently divided into office and warehouse components. The office area totals approximately 700± square feet and includes private offices, two restrooms, a breakroom, and direct access to the warehouse from both the front and rear. The warehouse spans approximately 7,000 square feet (70' x 100') and is constructed with a steel beam structure designed for durability and heavy-duty use. The space features five (5) 14' x 14' overhead doors, including two drive-through bays, allowing for seamless vehicle flow and operational efficiency.

Key Property Features

PRIME DUNKIRK–FREDONIA LOCATION

Strategically positioned between Dunkirk and Fredonia with strong visibility, access, and proximity to major regional routes.

EXPANSIVE 10± ACRE SITE

Large parcel with 418' frontage and 1,408' depth, offering excellent circulation, storage, and operational flexibility.

DESIGNED FOR HEAVY-DUTY USE

Ideal for fleet services, logistics, or equipment operations with full 360-degree drive-around capability and stone yard.

FUNCTIONAL OFFICE SPACE

Approximately 700± SF with private offices, two restrooms, breakroom, and convenient front and rear warehouse access.

HIGH-CAPACITY WAREHOUSE

7,000± SF steel-constructed space with five 14' overhead doors, including two drive-through bays for efficient flow.

FLEXIBLE INVESTMENT OPPORTUNITY

Available for sale or lease, well-suited for owner-operators or investors seeking scalable, income-producing commercial space.

Rare 10-acre commercial opportunity offering scale, flexibility, and efficiency. Ideal for owner-users or investors seeking a strategic, high-functioning asset with strong long-term potential.



WNYREIS



Dunkirk pharma plant prepares to hire 100, kick off Auction
Mason Industrial Park Expansion Moving Forward

Sheridan site wins Empire State Development funding
April 1, 2026
A Chautauqua County location has been selected for funding by Empire State Development under the Focused Attraction of Shovel-Ready Tracts New York program. According to a news release issued Tuesday, the Chautauqua County Industrial Development Agency is receiving \$675,000 for a town of ...

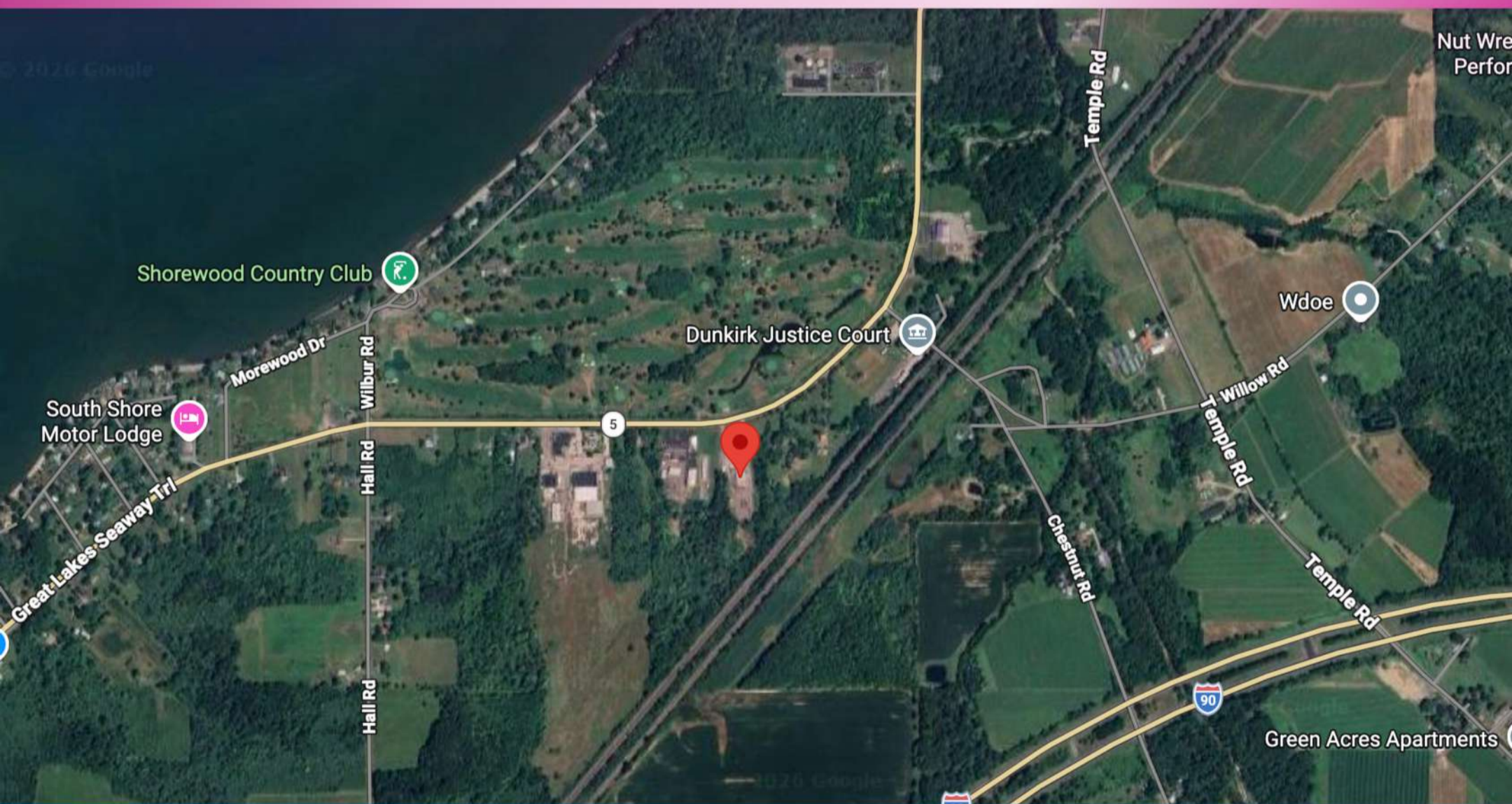
Commercial Real Estate

Chautauqua IDA preps for expansion of industrial park

Jamestown container continues to grow, expand services

Push to repower NRG energy plant in Dunkirk
"We are importing more power in New York State than we ever have" - State Sen. George Borrello

WNYREIS



Symphony Commercial Real Estate
 The Birge Mansion
 2 Symphony Circle, Buffalo, NY 14201



Symphony Commercial Real Estate. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.