



Available For Lease

**211 W Point Ave
Dunkirk, NY 14048**



PROPERTY SUMMARY & PARCEL OUTLINE

211 W Point Avenue presents a versatile industrial opportunity totaling 104,000 SF on 10.41 acres, offering an efficient layout for warehousing, distribution, manufacturing, or logistics operations. The facility features 16'–18' clear heights and nine dock-high doors, providing strong loading capacity and operational flexibility for a wide range of users. The expansive site also offers ample room for truck circulation, trailer parking, or future operational needs. Conveniently located just minutes from I-90 (New York State Thruway) and major Western New York transportation routes, the property provides excellent regional connectivity between Buffalo, Erie, and the broader Northeast distribution network.



PROPERTY DETAILS & SPECIFICATIONS

Address: 211 W Point Ave, Dunkirk, NY 14048

Type: Industrial Warehouse

Total SF: 104,000

Acreage: 10.41

Dock Doors: 9

Clear Height: 16'-18'

Building Class: B

Year Built/Renovated: 1980/2000





PRIME INDUSTRIAL LOCATION - (DUNKIRK, NY)

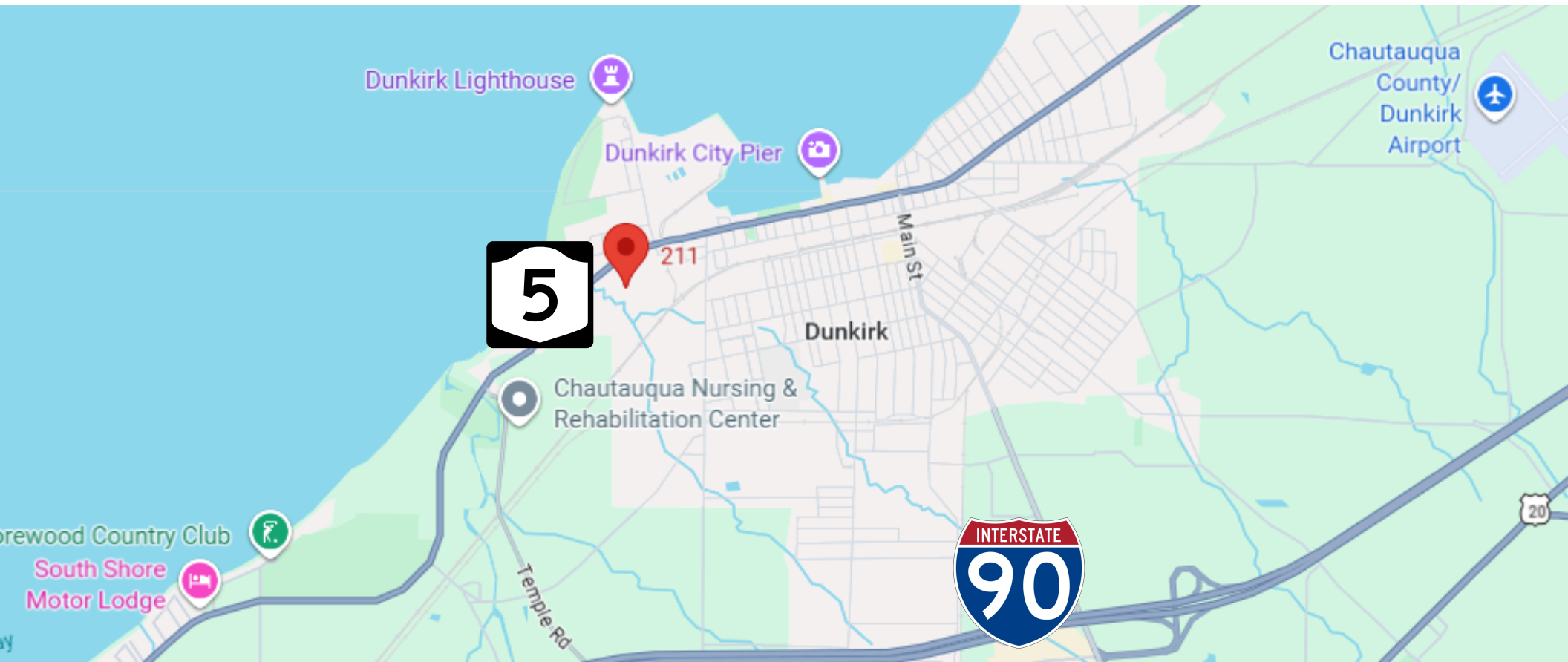
Dunkirk, NY offers a strategic industrial location along the Lake Erie shoreline in Western New York, providing businesses with access to regional manufacturing, distribution, and cross-border trade routes. The city benefits from proximity to Interstate 90 (New York State Thruway), convenient connections to Buffalo, Erie, Cleveland, and Southern Ontario, and access to freight rail and port infrastructure, making it well-suited for logistics, warehousing, and industrial operations. Ongoing public investment in downtown revitalization and economic development initiatives, combined with an established industrial base and competitively priced real estate, continues to position Dunkirk as an attractive market for commercial and industrial investment.

LOCATION KEY DISTANCES

I-90 - 3.7 Miles

Buffalo - 44 Miles

Route 5 - 0.1 Miles





Joe Cummings



Vice President of Acquisitions



(315) 980-9912



Jcummings@IronHornEnterprises.com

Available For Lease

**211 W Point Ave
Dunkirk, NY 14048**