

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

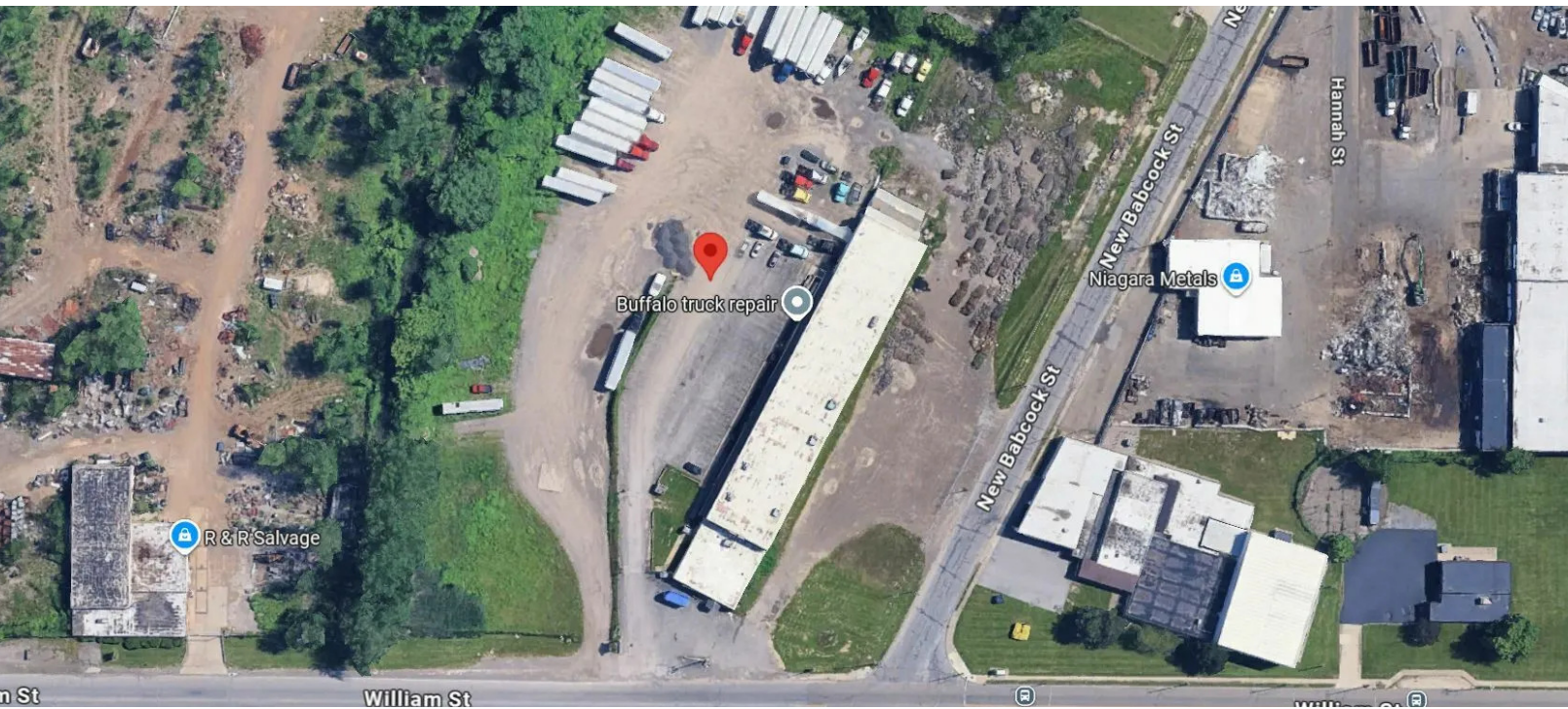
Take advantage of this exceptional opportunity to acquire or lease a highly functional industrial property located in the City of Buffalo. This 4,000± SF warehouse offers excellent accessibility, ample power, loading docks, and extensive paved outdoor storage capabilities, making it ideal for contractors, 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

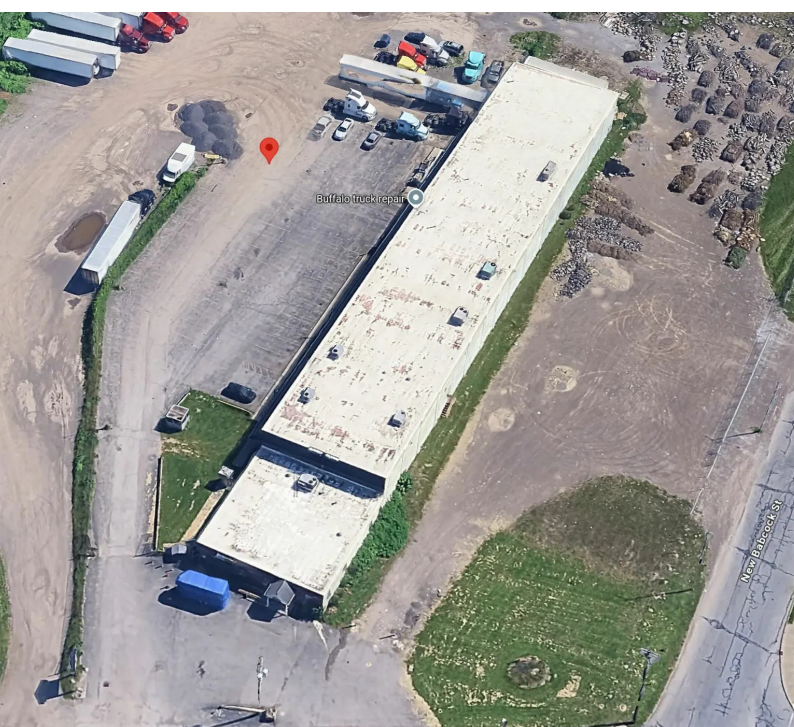
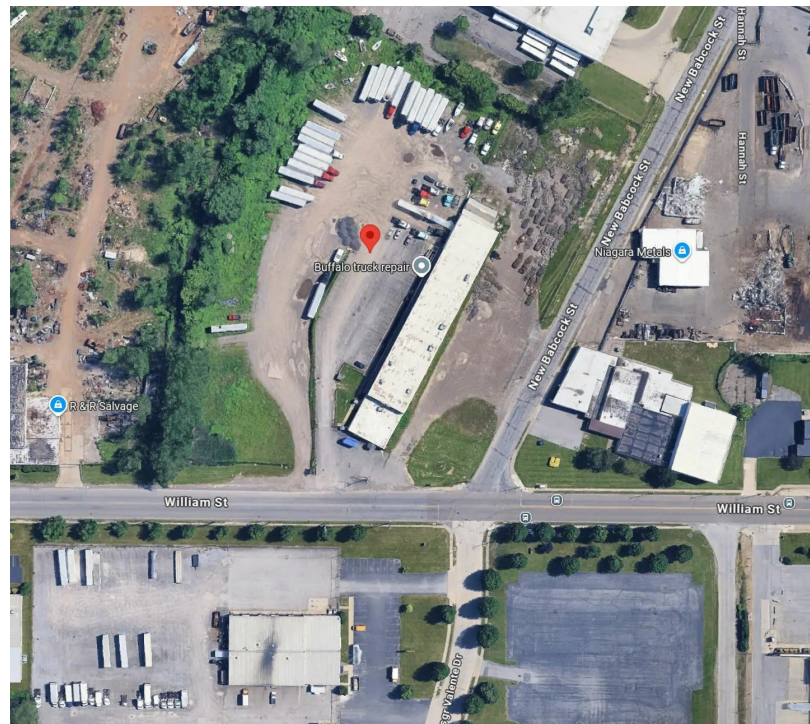


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ADDITIONAL PHOTOS

18,000+/- SF Retail/Warehouse For Sale
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LOCATION MAP

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Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

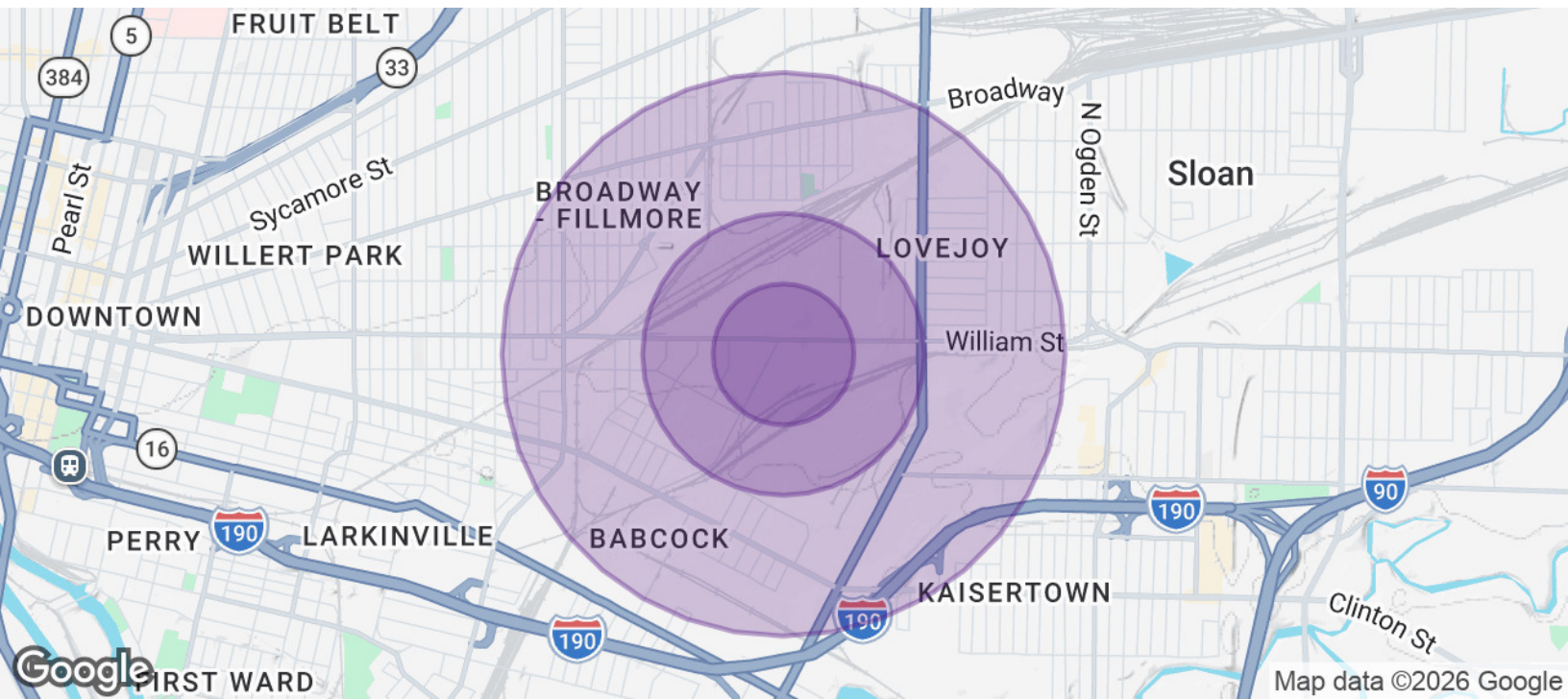


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DEMOGRAPHICS MAP & REPORT

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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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