CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

INDUSTRIAL SPACE FOR LEASE

# 8680 Main Street

Clarence, New York

## UP TO 30,000 SF OF NEW WAREHOUSE SPACE FOR LEASE

INDUSTRIAL SPACE AVAILABLE

| BUILDING FEATURES | |
|---|---|
| Availability | Up to 30,000 ± Sq. Ft. |
| Zoning | M1 |
| Parking | Ample, On site |

## Property Highlights

- Up to 30,000 ± Sq. Ft. warehouse available to lease
- New warehouse to be built to the north of the two existing buildings
- Situated on Main Street, East of Transit Road
- Proximate to many businesses, restaurants, and banks
- Located next to Federal Meats, Samuel's Grande Manor, and Paula's Doughnuts
- Close proximity to NYS Thruway I-90 and fifteen minutes to the Buffalo Niagara International Airport
- Ideal for: distribution, contractors, landscapers, light manufacturing, manufacturer's representative


For more information, contact:

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| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 3,474 | 33,643 | 123,242 |
| Average Household Income | $105,215 | $117,914 | $104,245 |


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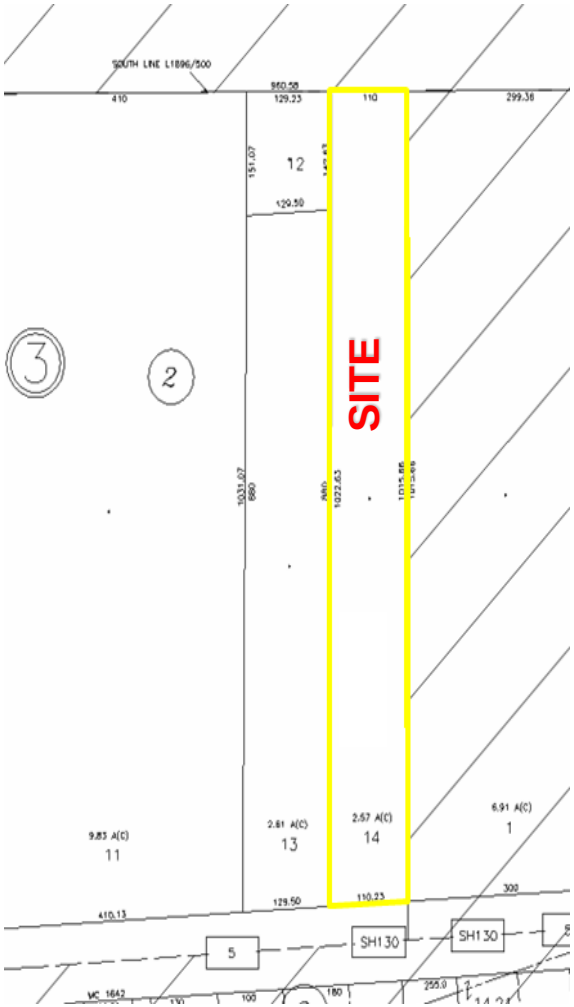
Location Map



Tax Map / Aerial

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