

36,297 SF

SELF-STORAGE/INDUSTRIAL FOR SALE

BUILDING FEATURES	
Total Availability	36,297 ± Sq. Ft.
Lot Size	3.6 ± Acres
Zoning	WID (Waterfront Industrial District)

Property Highlights

- Excellent investment opportunity
- 210 self storage units
- 36,297 ± Sq. Ft. warehouse building
- Outside storage
- Gross annual potential income of over \$250,000
- Located on Military Road, ¼ mile north of the I-290 Expressway
- Minutes to the I-190/I-290/I-90 Expressways, the South Grand Island Bridge, and the Canadian Border



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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	11,897	97,224	239,060
Avg. HH Income	\$53,170	\$54,198	\$56,422

TRAFFIC COUNTS	
Military Road	13,794 AADT
NYS I-290	88,800 AADT

INDUSTRIAL FOR SALE

2250-2266 Military Road

Tonawanda, New York



Location Map

Photos