

198 ± ACRES AVAILABLE FOR SALE

BUILDING FEATURES	
Total Lot Size	198 ± Acre
Zoning	IBP

Property Highlights

- 198 ± Acres vacant land available for sale
- Located in the Town of Clarence
- Access on Wehrle Drive
- Land is adjacent to Integer
- Approximately 4 miles from NYS Thruway I-90 Exit 49
- Land is currently zoned Industrial Business Park
- Ideal for: industrial development, nature preservation
- Access to County sewer

CLARENCE, NY DEVELOPMENT OPPORTUNITY



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	837	15,910	66,256
Median Income	\$78,252	\$112,044	\$97,472

For more information, contact:

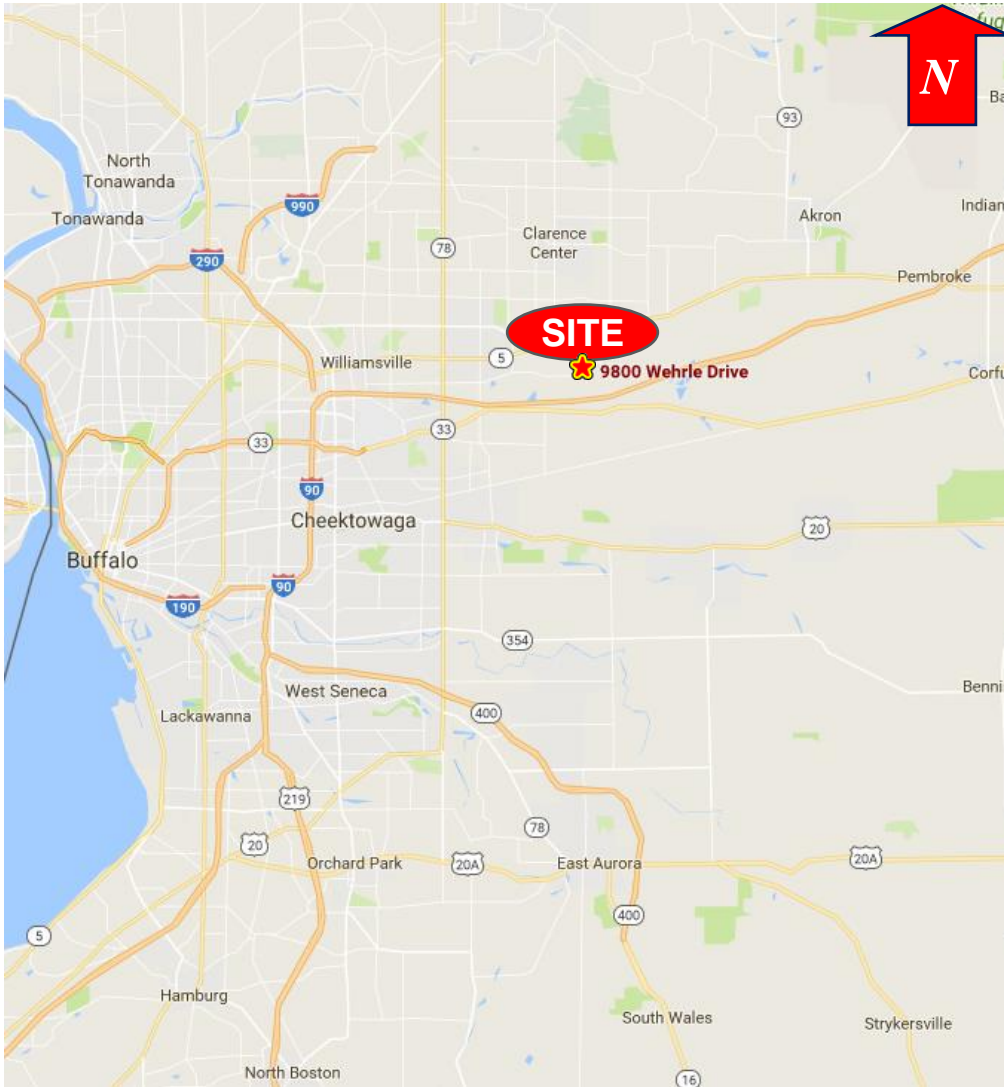
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LAND FOR SALE
9800 Wehrle Drive
Clarence, New York



Location Map



Sewer Map