

17,352 SF INDUSTRIAL FOR SALE

INDUSTRIAL / WAREHOUSE OPPORTUNITY

BUILDING FEATURES	
Building Size	17,352 ± Sq. Ft.
Lot Size	3.05 ± Acres
Parking	Surface Lot
Zoning	B1-B4

Property Highlights

- Industrial / Warehouse opportunity
- Excellent City of Lockport location
- 42 ± car parking lot on-site
- 1.4 ± Acres plus additional 1.09 + Acre lot in rear
- 3,400 ± Sq. Ft. finished office / showroom
- 8,900 ± Sq. Ft. mezzanine
- 400 Amp Power
- Security and fire alarm
- Handicap accessible
- Municipal water / sewer
- Ideal for: contractor, showroom, plumbing, manufacturing, service business, wholesale



For more information, contact:

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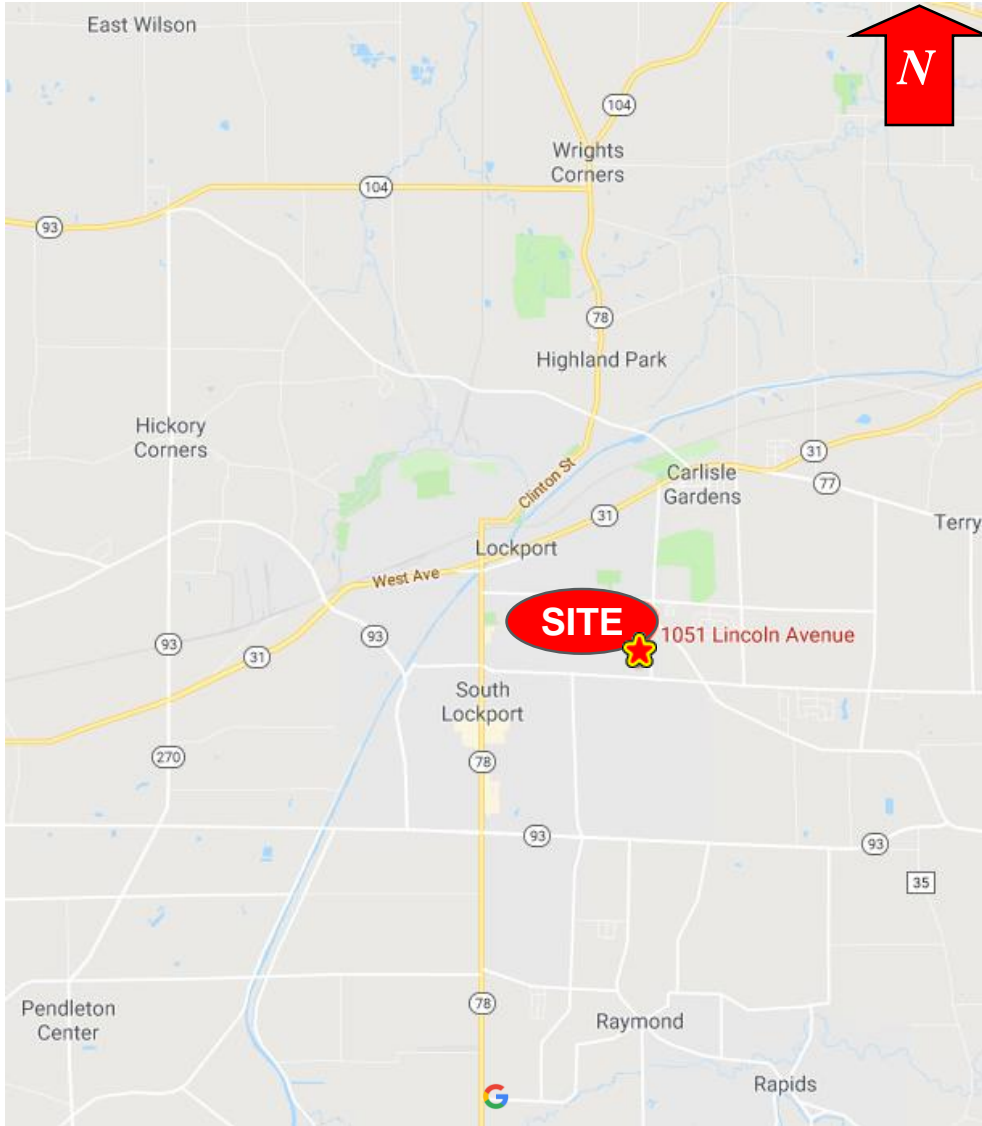
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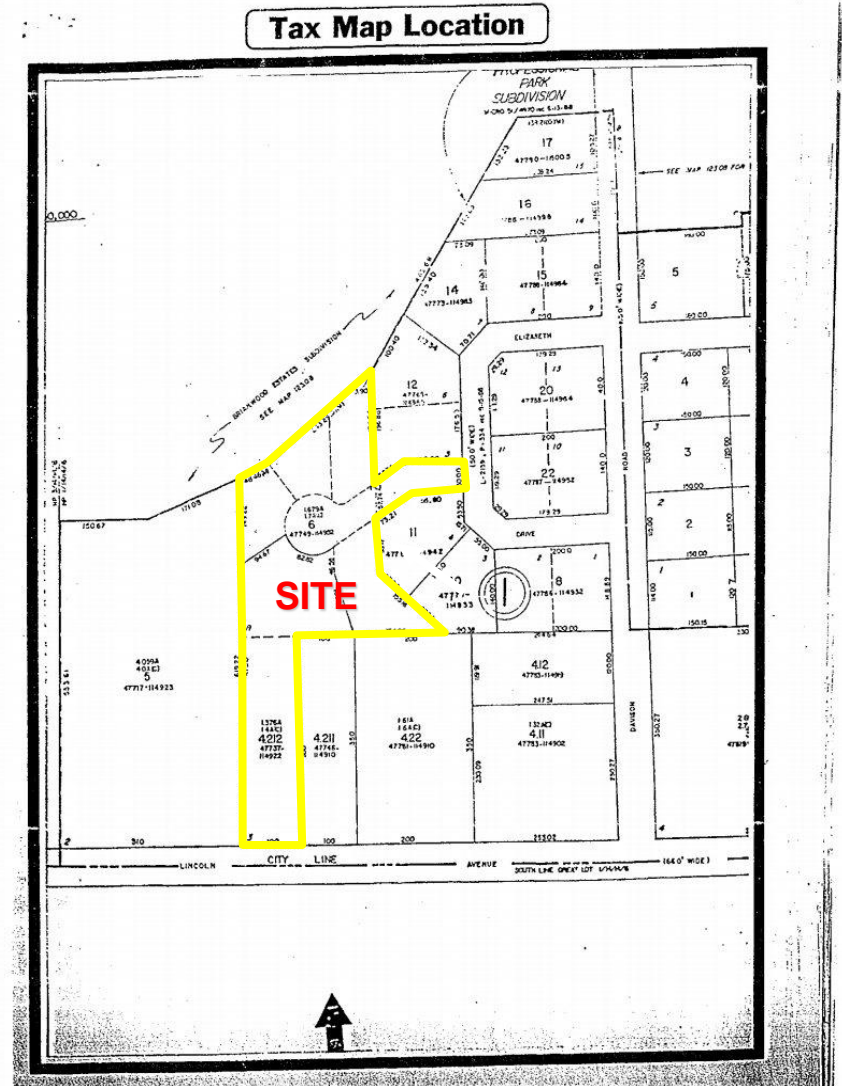
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,222	34,572	44,147
Average Household Income	\$83,621	\$67,654	\$72,206

FOR SALE
1051 Lincoln Avenue
 Lockport, New York



Location Map



Tax Map