



# Industrial Opportunity For Sale

## 1 Buffalo River Place

### Buffalo, NY

Industrial Opportunity / For Sale

### BUFFALO INDUSTRIAL / MANUFACTURING OPPORTUNITY FOR SALE

#### BUILDING FEATURES

Total Building Size	138,802 ± Sq. Ft.
Lot Size	4.4 ± Acres
Zoning	D-IL

#### Property Highlights

- City of Buffalo industrial / manufacturing opportunity available for sale
- 138,802 ± Sq. Ft. building on a 4.4 ± acre lot
- Built in 1938
- 12-14' ceilings
- Six (6) dock doors
- Five (5) sprinklers
- Indoor rail spur
- On-site parking
- Located off of South Park Avenue adjacent to Red Jacket River Front Park
- In "The Valley" neighborhood
- Minutes from Buffalo Central Business District, Canalside, Cobblestone District
- Less than one (1) mile from Tesla Gigafactory
- Ideal for: residential/loft conversion, loft office redevelopment, light manufacturing, storage



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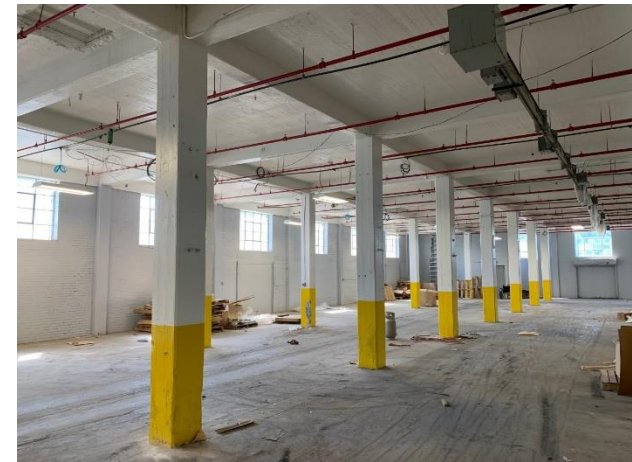
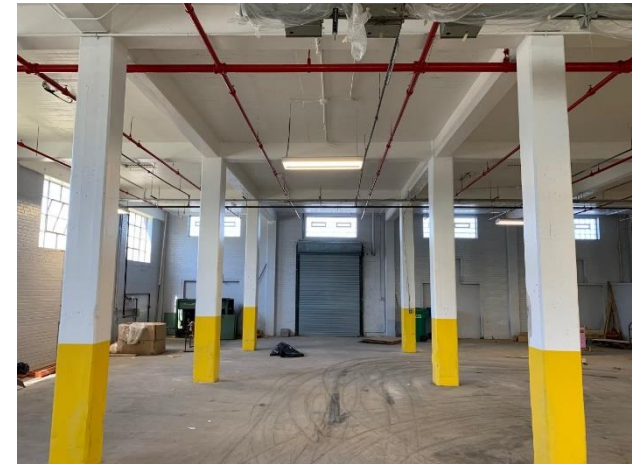
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Aerial



Interior Photos

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