



FOR SALE

# HARD TO FIND 10,013<sub>±</sub> SF BUILDING

## Property Highlights

- Rare 10,013 SF building located in the central City of Lockport
- General Industrial (GI) zoning, suitable for a wide variety of uses including manufacturing, logistics, storage, and more
- Situated on a large 7-acre lot, offering ample outdoor storage and easy access for truck and trailer parking
- Nine (9) grade-level overhead doors: (3) 12x12, (4) 14x14, (1) 12x14 and (1) 16x16
- Two-ton crane on-site
- Equipped with 3-phase power
- Oil/water separator in place
- Convenient access to major transportation routes
- Ideal For: contractors, manufacturing, trucking companies, warehouse and logistics users

## Building Features

Building Size	10,013 <sub>±</sub> Sq. Ft.
Lot Size	7.08 <sub>±</sub> Acres
Zoning	General Industrial (GI)

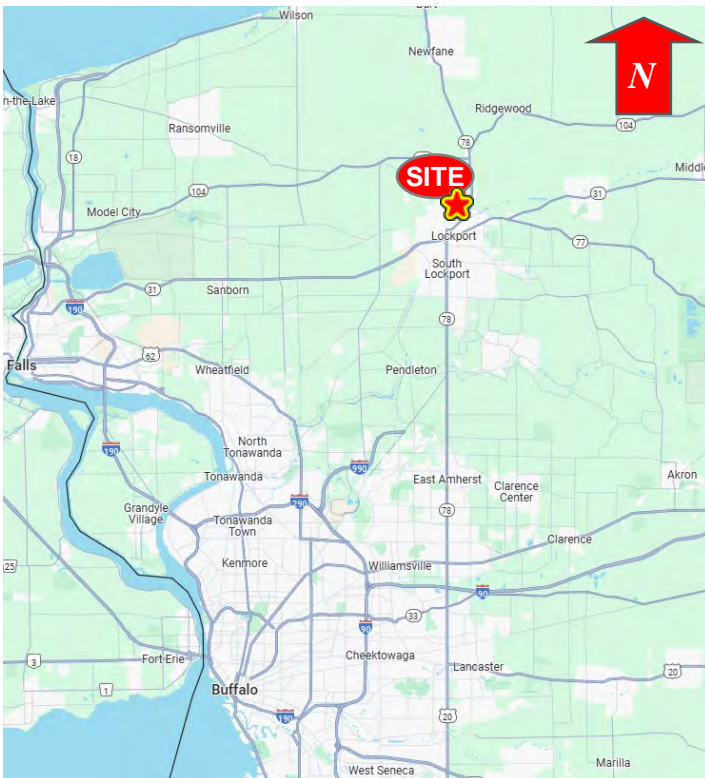
## EXCLUSIVE CONTACT

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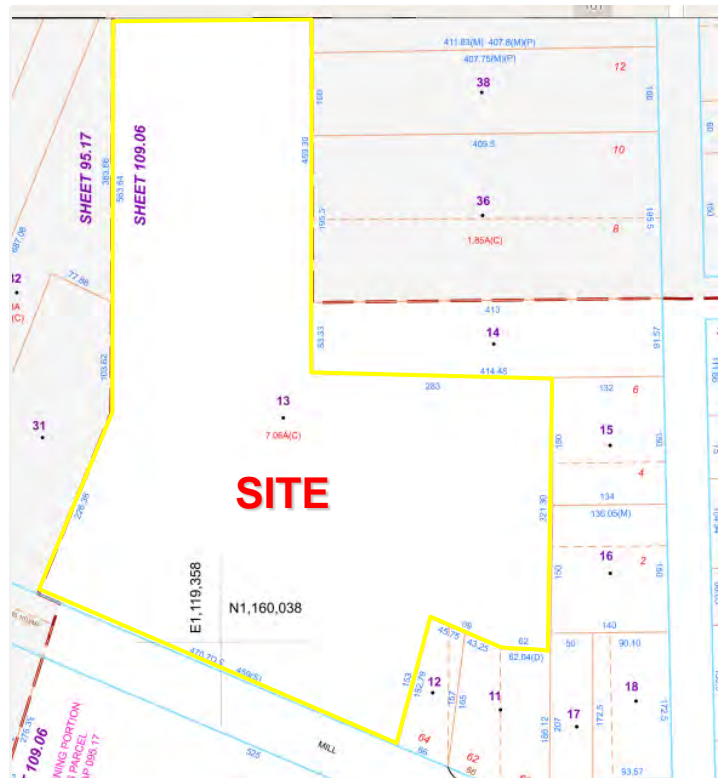
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Aerial



Location Map



Tax Map

