

Rare Industrial Building For Sale

FOR SALE

8,416± SF INDUSTRIAL BUILDING

Property Highlights

- 8,416± SF on 6.4 acres
- 18' clear height, 22' to deck
- Clear span, flexible layout for multiple uses
- (6) 14' grade-level doors + (1) outdoor dock
- Floor drains throughout
- 3-phase / 600-amp power
- 1,350± SF office space
- High visibility on Transit Road corridor
- Easy access to Millersport Highway and Niagara County
- Ideal for contractor, professional office users needing additional storage, construction-related businesses

Building Features

Building Size	8,416± Sq. Ft.
Lot Size	6.4± Acres
Office Size	1,350± Sq. Ft.

Demographic	1 Mile	3 Miles	5 Miles
Population	1,163	14,873	56,408
Average H.H. Income	\$120,480	\$134,173	\$152,489

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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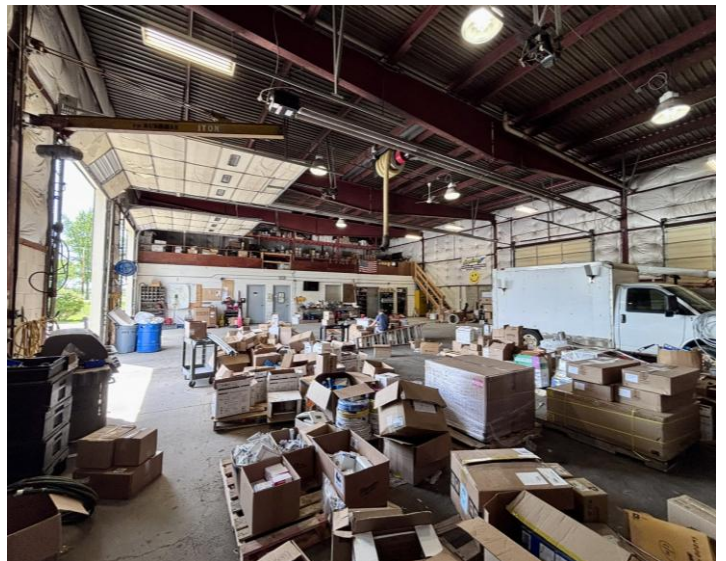


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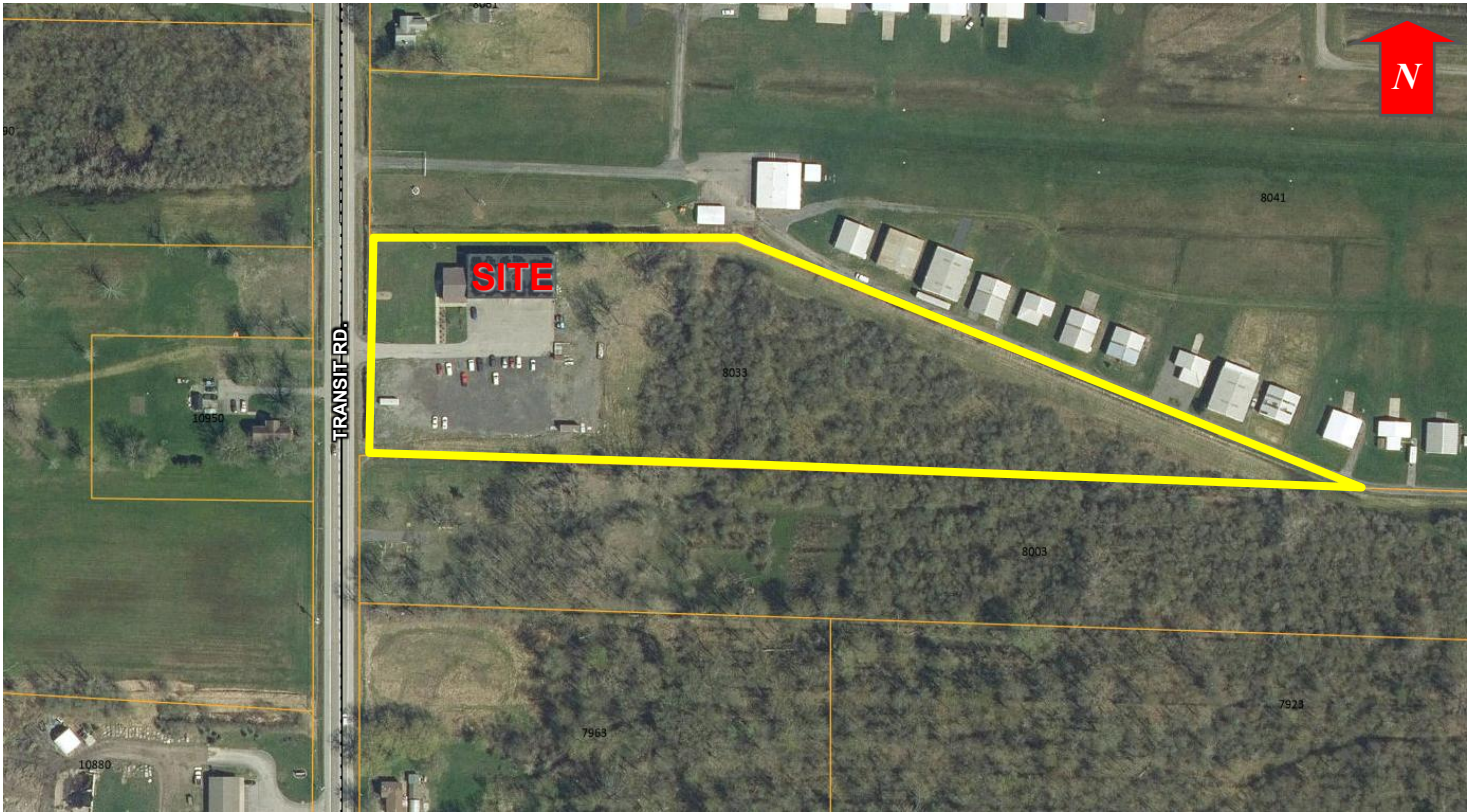
**Pyramid Brokerage
Company**

**8033 Transit Road
East Amherst, New York**

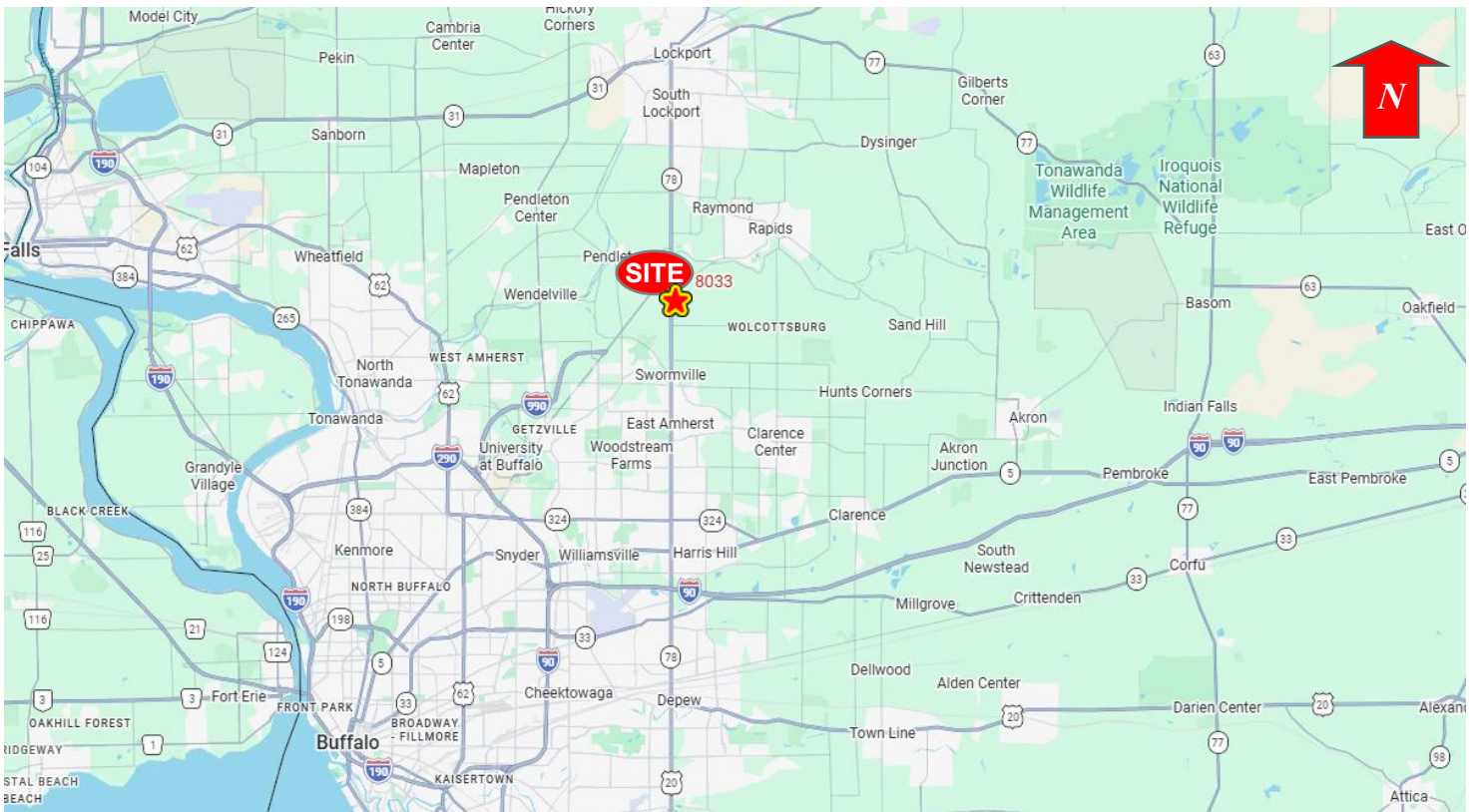


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Aerial



Location Map



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