



**Pyramid Brokerage
Company**

**9 Grimes Street (20 Milburn)
Buffalo, NY**



FOR SALE

113,470± SF MANUFACTURING BUILDING

EXCLUSIVE CONTACT

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FOR SALE

Property Highlights

- Available for sale 113,470± SF heavy manufacturing building on 6.50± acres
- Well-maintained office/headquarters — 8,700± SF
- Several overhead cranes and bumpers
- Heavy power with substation on-site
- Several overhead doors with drive-thru capability
- Fully fenced property with gated control
- Outdoor storage available
- Close proximity to NYS highways and US/Canadian border
- Ideal for Light/Heavy manufacturing, fleet maintenance and warehousing/storage

Trade Area Demographics	1 Mile	3 Miles	5 Miles
Population	16,866	161,964	360,427
Households	6,305	71,394	159,171
Average H.H. Income	\$44,252	\$66,592	\$75,049
Source:	ESRI		



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