

**FOR SALE**

# Industrial Building

955-941 Military Road, Tonawanda, NY 14217



## PROPERTY HIGHLIGHTS

- 28,500 SF Manufacturing Facility
- Block Construction
- 480 V/ 800 AMP Service
- EC02-T8 Fluorescent Lighting
- Climate Controlled Throughout
- 4 Overhead Doors at Grade
- Sprinklers
- Rubber Roof
- 30 Parking Spaces
- Updated Lockers, Restrooms, Offices and Cafeteria
- **Price Reduced to \$849,000**



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Joseph Deck, SIOR**

Associate Real Estate Broker

716.830.3325

JosephDeck@HannaCRE.com

**Scott Mason**

Real Estate Salesperson

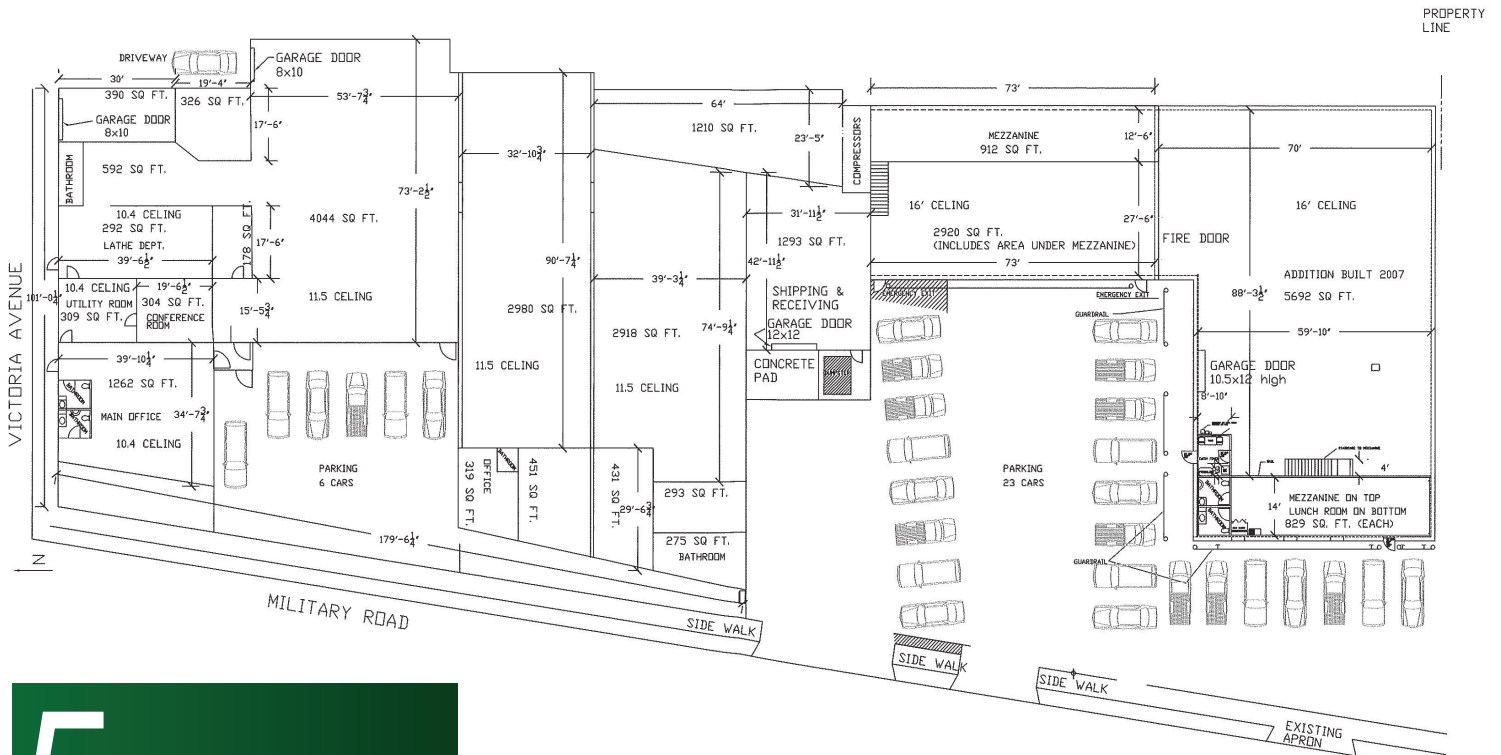
716.572.3244

ScottMason@HannaCRE.com

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### 5 MILE DEMOGRAPHICS



POPULATION  
296,644



DAY POPULATION  
155,680



HOUSEHOLDS  
129,886



AVERAGE HH  
INCOME  
\$64,933



**HANNA**  
COMMERCIAL REAL ESTATE

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