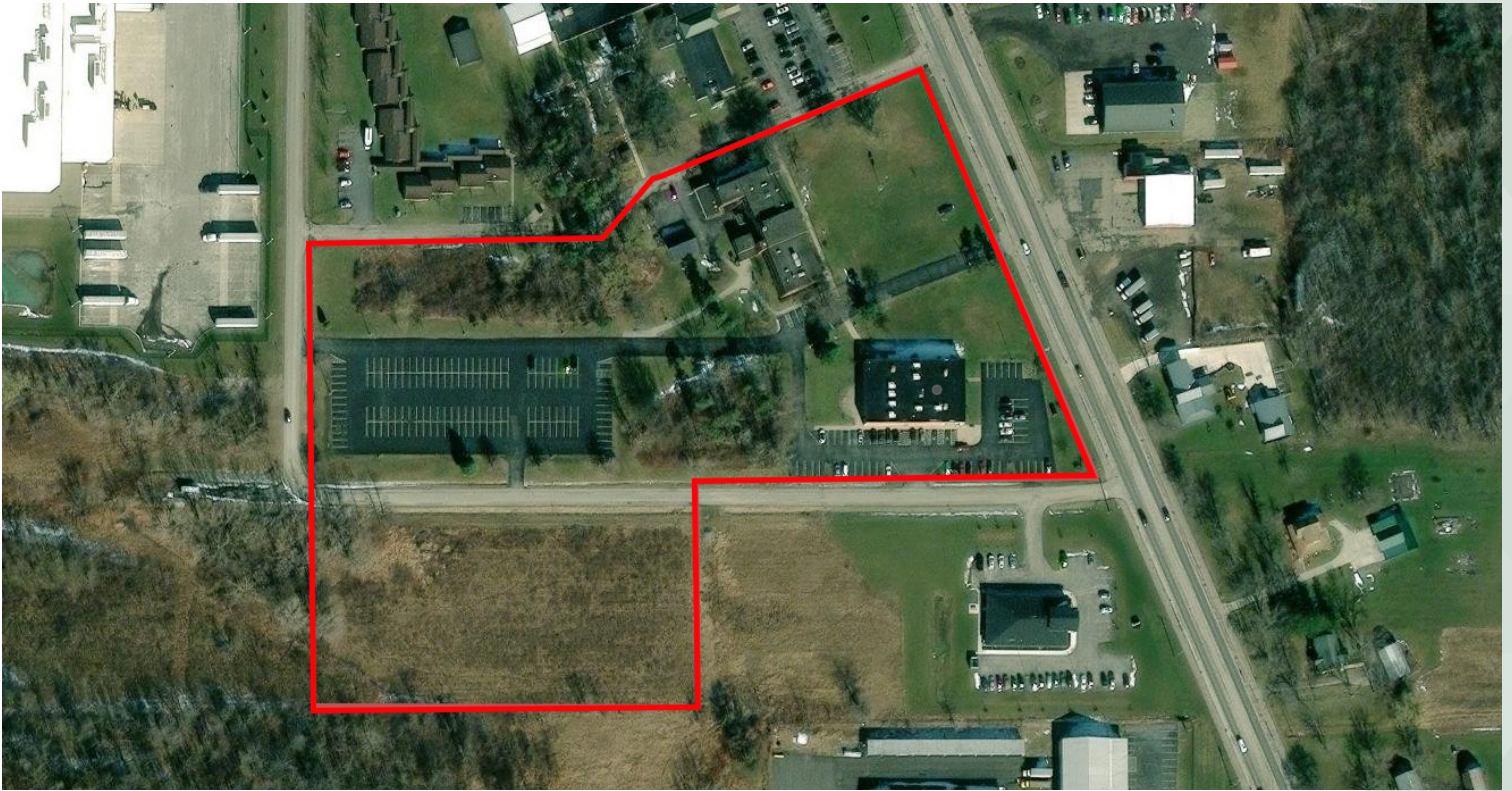


# FOR SALE

## SUNY JCC North County Campus

10785 - 10807 Bennett Road, Dunkirk, New York 14048



### PROPERTY HIGHLIGHTS:

- Entire Jamestown Community College North County Campus available
- Almost 50,000SF in two buildings plus a 3,000 SF warehouse
- 12.78 acres total, including 3 acres on the opposite side of Chadwick Way
- Total Parking for 218
- 10785 Bennett about 10,000SF on one floor (slab)
- 10807 Bennett 38,553SF on 3 floors (and a partial 4th)
- Located on Route 60 in the town of Dunkirk, a growing commercial route
- Zoned C-1: Commercial Tourism District - allowing for residential and commercial uses
- Located less than 1 mile from the Dunkirk Exit for the I-90 NYS Thruway
- List price \$1,490,000



10785 Bennett Rd



10807 Bennett Rd



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.

**David Doerr**  
Associate Real Estate Broker  
D: 716.426.0616  
DavidDoerr@HannaCRE.com



# FOR SALE

## SUNY JCC North County Campus

10785 - 10807 Bennett Road, Dunkirk, New York 14048



**HANNA**  
COMMERCIAL REAL ESTATE  
344 Delaware Ave, Suite 200, Buffalo, NY 14202



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