

FOR LEASE

Modern Industrial Building

4907 IDA Park Drive, Lockport, NY 14094



PROPERTY HIGHLIGHTS

- Modern industrial building and office located in the Lockport Industrial Park
- Built in 1998, Expanded in 2019
- 7,200 SF warehouse; 1,050 SF office
- 2.1 acres
- 400 AMP, 480/3 phase electrical service
- Three grade doors
- Mezzanine area
- 20' -23' ceiling height
- Sprinklers (wet) and security system
- Asking \$7.00 per sq. ft. NNN
- [Property Video](#)



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.

Edward F. Woods

Associate Real Estate Broker

716.807.4190

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5^{MILE}
DEMOGRAPHICS



POPULATION
40,787



DAYTIME EMPLOYEES
23,912



HOUSEHOLDS
17,064



AVERAGE HH
INCOME
\$71,734



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