



243,872 +/- SF Manufacturing Facility

- 26 E Talcott St, Dunkirk, NY 14048 -

Marketing Brochure

Presented by:

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MANUFACTURING FACILITY

26 E Talcott St, Dunkirk, NY 14048



PROPERTY HIGHLIGHTS

- 243,872 +/- SF Facility on 9.52 Acres
- Facility Contains Large Warehouse Space, Cold Storage, and a Tank Room
- Office Space Located on Second Floor
- Accessible to Boxcar Rail
- 20' Clear Height
- Floor Drains
- Nineteen (19) Dock Doors and One (1) Grade Level Door
- Twenty-Six (26) 10,000 Gallon Stainless Steel Tanks Inside Facility
- Four (4) Rail Sidings
- Located in The City of Dunkirk
- Close Proximity to NYS Thruway I-90



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.

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ADDITIONAL PHOTOS



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COMMERCIAL REAL ESTATE

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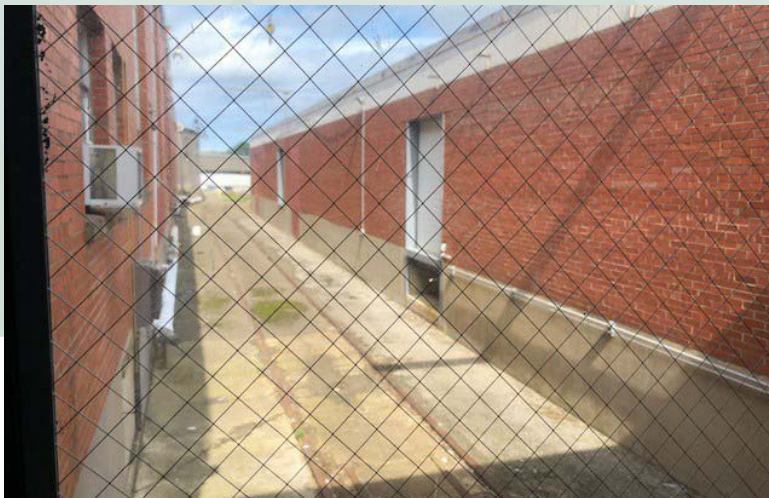
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POTENTIAL INCENTIVES FOR 26 E Talcott St:

- Empire State Development Excelsior Job Program
- New York State Employee Training Program
- New York State Community Development Block Grant (CDBG) Program
- Opportunity Zone (OZ) Tax Incentives
- CCIDA Payment in Lieu of Tax (PILOT) Lease Program
- Brownfield Opportunity Area (BOA) Tax Incentives
- Low Interest Loan Financing



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