



**85 Grand**  
**145,400 Square Feet Available**  
**County: NIAGARA**

Former Use: Warehouse

Zoning: M-1

Price: \$650,000

Lease: N/A

Terms: N/A



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Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Other	N/A	22.00	22.00	N/AxN/A	N/A	N/A	N/A

### Specifications

Total Square Feet: 145,400  
 Multiple Tenants:  
 Sub-Division Permitted: N/A  
 Acres/Additional Acres: N/A / N/A

### Construction

Built: 1945  
 Additions: N/A  
 Exterior: brick  
 Interior: N/A  
 Roof: N/A

### Facilities

Dock High Doors: 9  
 Dimensions: N/A  
 Drive-In Doors: 1  
 Dimensions: N/A  
 Overhead Cranes: N/A  
 Parking Spaces: 50

### Utilities

Electrical Service: NYS Elec and Gas Corp  
 Water Service: town  
 Sewer Service: town  
 Natural Gas Service: NYS Electric and Gas Corp  
 Telecom Service: local

### Access

Closest Highway: State Hwy 78  
 Miles to Highway: 0.24  
 Closest Interstate: I 190  
 Miles to Interchange: 9.00  
 Access Road: Grand St  
 Rail Service: Yes  
 Closest Airport(s): Buffalo Niagara International

### Contacts

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