

FOR SALE

1500-1526 James Avenue

Niagara Falls, New York 14305



SOLD!



21,581 ± SF Industrial Property For Sale

Property Highlights

- 21,581 ± SF on 4.90 ± acres
- 20,000 ± SF of warehouse space and 1,581 ± SF of office space
- One (1) overhead door and one (1) truck door allowing access to warehouse
- Substantial on-site parking
- Significant acreage in the back of the site offers ample space for future expansion or additional development
- Located on the corner of James and Highland Avenue
- Proximate to I-190 On/Off Ramps, ensuring excellent regional access for transportation and distribution
- Conveniently located near the Canadian Border
- Ideal for: a variety of light industrial uses, contractors, and investors



Building Features

Building Size	21,581 ± Sq. Ft.
Lot Size	4.90 ± Acres
Zoning	I-1

Contact

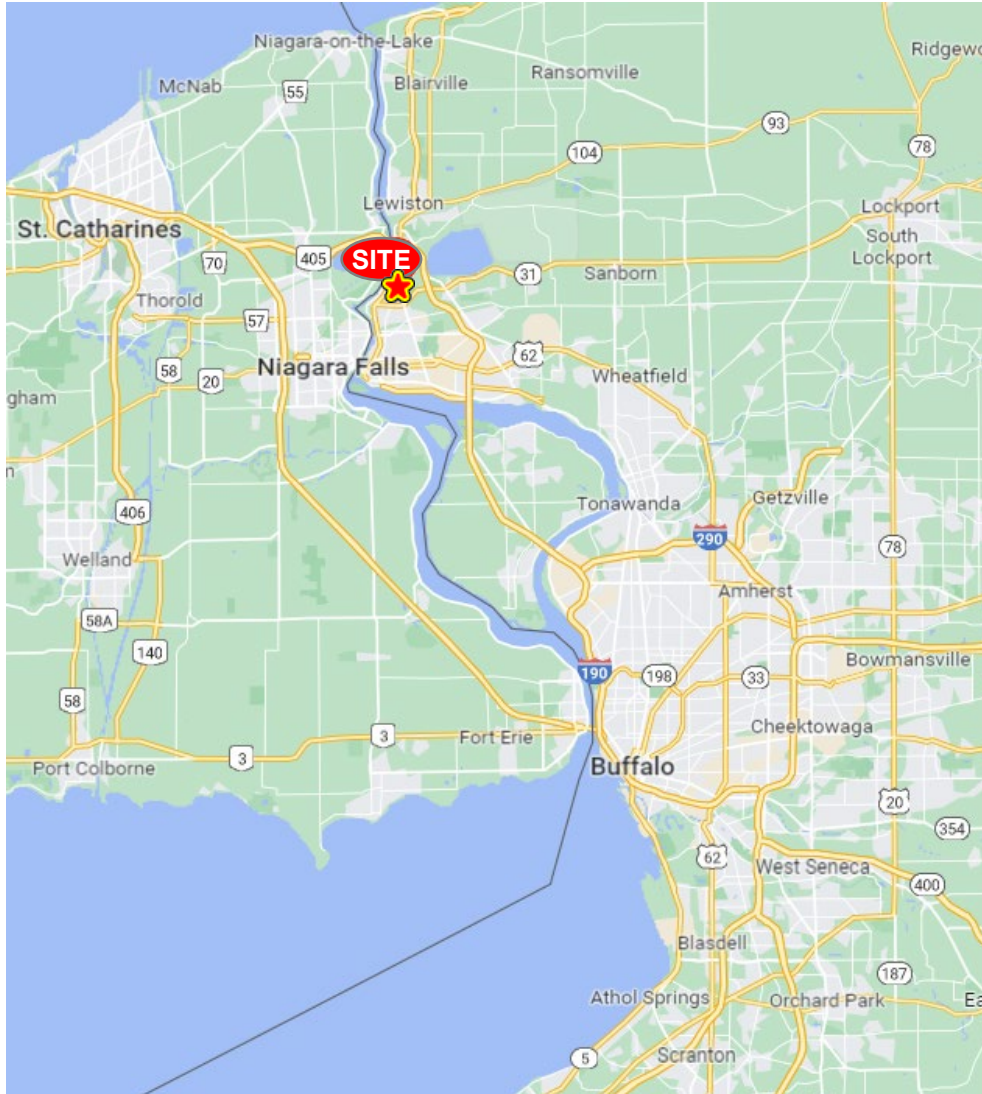
DAVID L. SCHILLER, SIOR
Associate Real Estate Broker
+1 716 628 3477
dschiller@pyramidbrokerage.com

CHARLES KOLBER
Real Estate Salesperson
+1 716 374 3178
ckolber@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

FOR SALE

1500-1526 James Avenue | Niagara Falls, NY



Location Map



Tax Map

FOR SALE

1500-1526 James Avenue | Niagara Falls, NY

Aerial



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.