

FOR SALE

7264 Southwestern Boulevard

Eden, NY 14057



**SOLD!**



## 4,800 ± SF Warehouse on 1.84 ± Acres

### Property Highlights

- Freezer space located within the warehouse
- 14'-17' clear height
- Equipped with three (3) grade doors
- One (1) truck dock leading directly into the freezer
- Over 20 parking spaces on-site
- Approximately 1,250 SF of office space
- Strategically located near the I-90 on/off ramps
- Situated on a major throughfare in Southwestern Boulevard
- Ideal for: food companies, contractors, and distributors

### Contact

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### Building Features

Total Building Size	4,800 ± Sq. Ft.
Lot Size	1.84 ± Acres

### Demographics

	1 Mile	3 Miles	5 Miles
Population	714	13,860	26,166
Average H.H. Income	\$112,479	\$109,667	\$113,876

Source: ESRI Business Analyst 2023



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Property Photos



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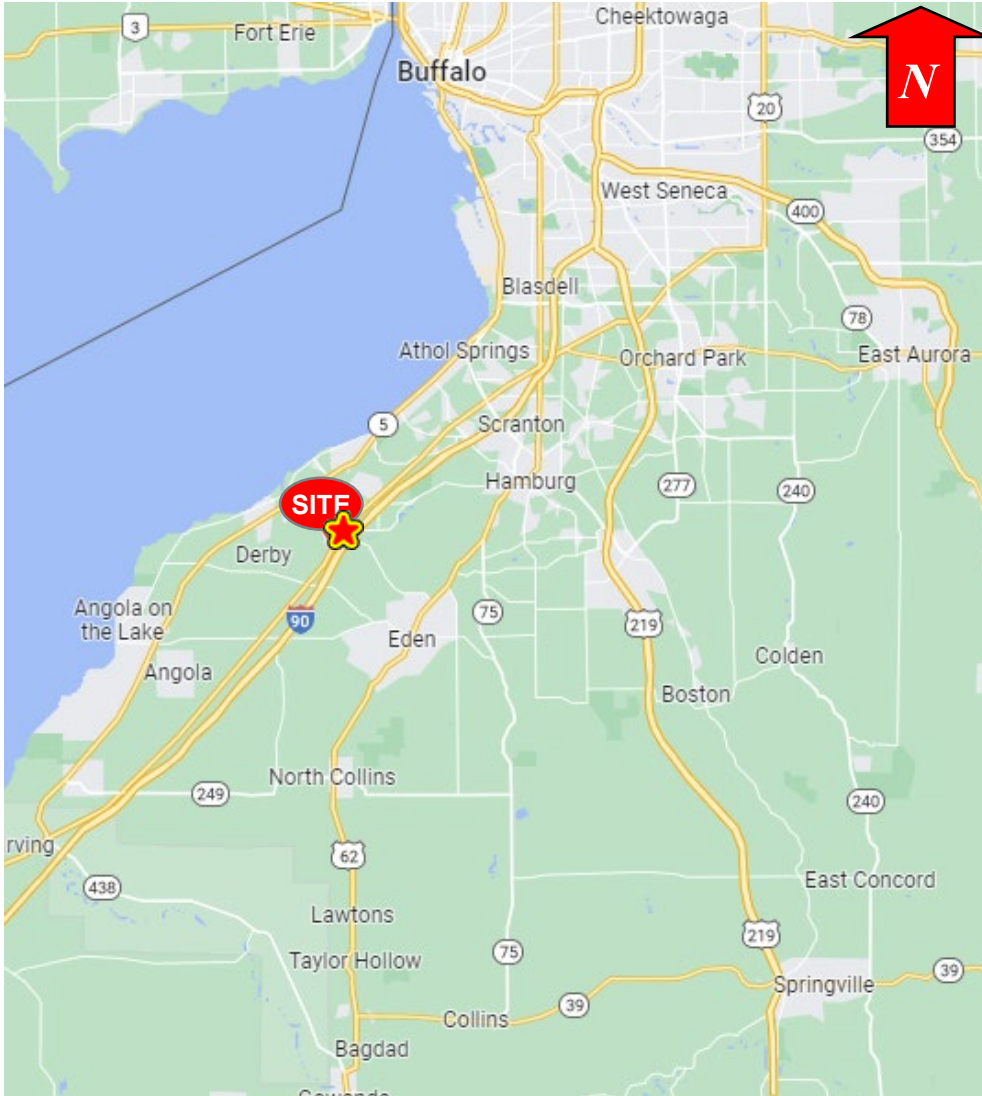


Aerial

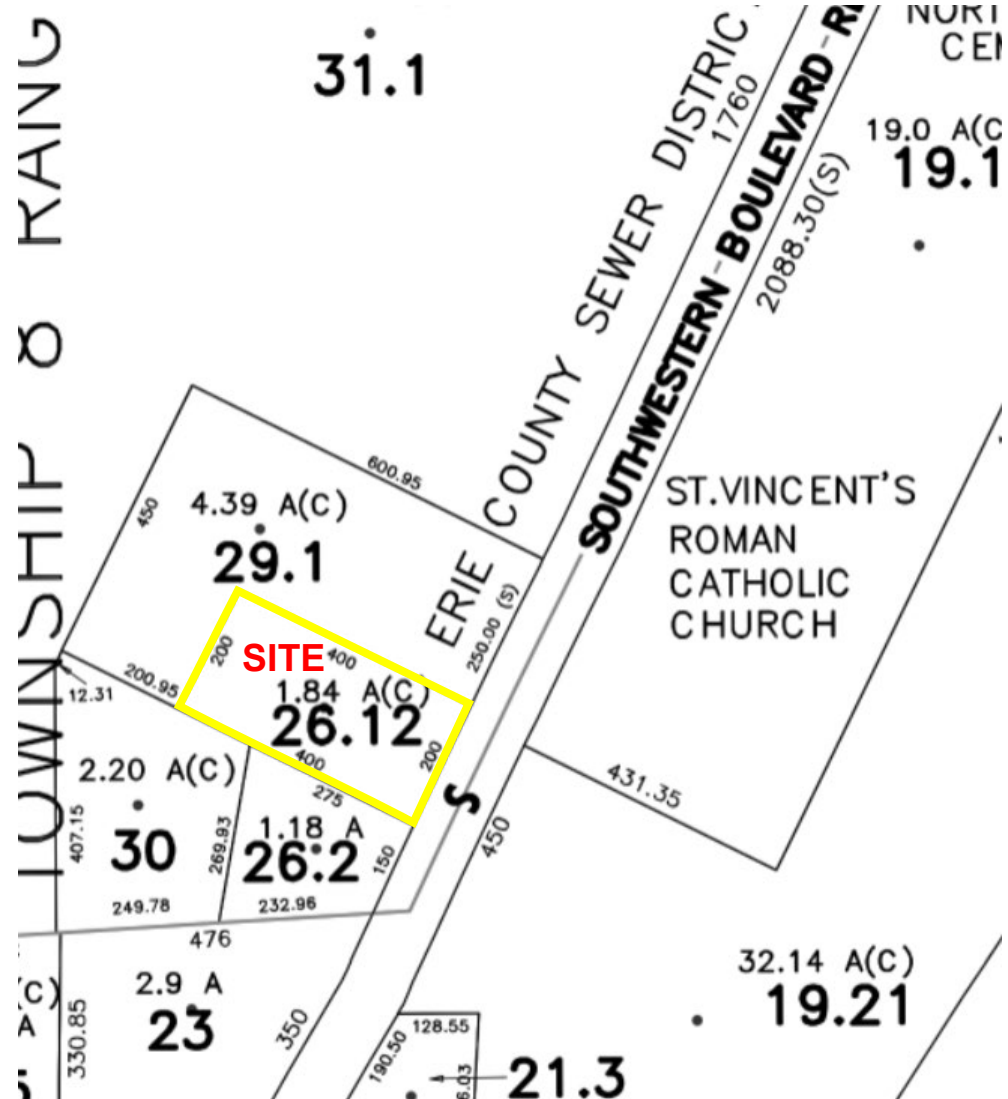


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Location Map



Tax Map