

FOR SALE

110 Hopkins Street
Buffalo, NY



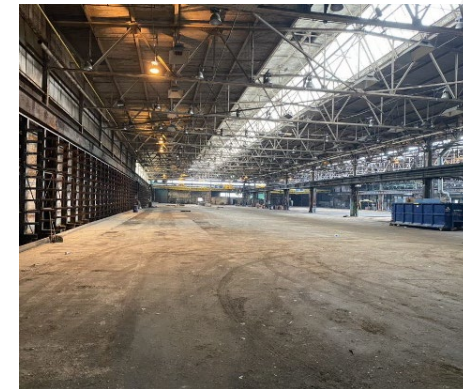
Industrial Opportunity Available For Sale

Building Features

Total Available	206,200± Sq. Ft.
Office Space	14,233± Sq. Ft.
Lot Size	9.72± Acres
Clear Height	14'-26' Under Hook
Zoning	M-2

Property Highlights

- Buffalo, NY industrial opportunity available for sale
- 206,200 SF on a 9.72-acre lot
- Offers two key industrial hot buttons:
 1. More than average electric power
 2. IOS (industrial outdoor storage for trailers, building supplies, and equipment)
- County and State economic incentives may be available:
 1. Empire State Development: <https://esd.ny.gov/tax-based-incentives>
 2. Erie County IDA: <https://www.ecidany.com/tax-incentives>
- Requires Capital Expenditures
- Seven (7) grade level doors allow for trucks to drive into the building
- 4,160V 2,000 amps
- Two (2) parallel 100' x 450' bays with 10 ton cranes
- One (1) 100' x 650' bay with 10 ton cranes
- Opportunity is suitable for a variety of industrial and manufacturing uses
- Proximate to NYS I-190
- Located near the intersection of Hopkins and Tiff Streets
- Ideal For: fabrication, manufacturing, distribution



Contact

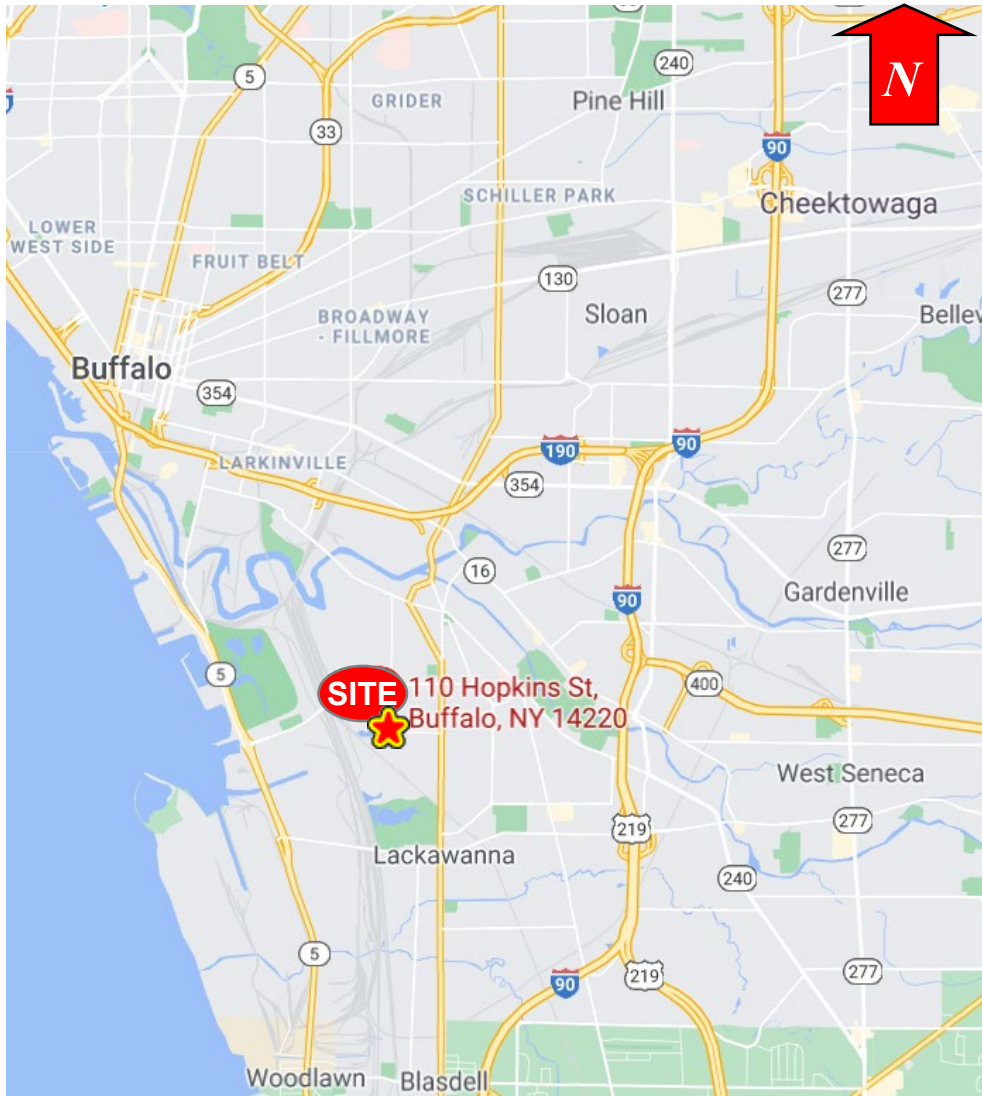
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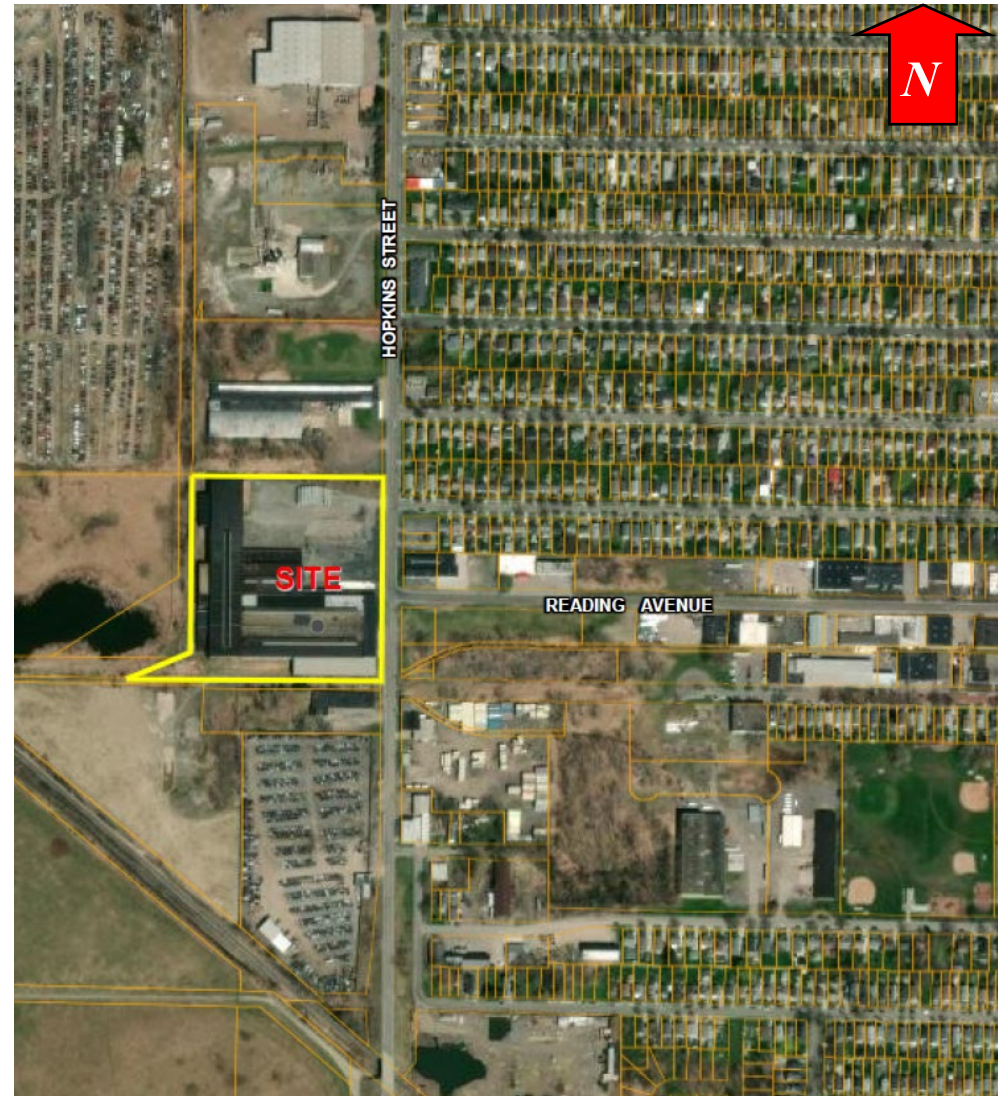
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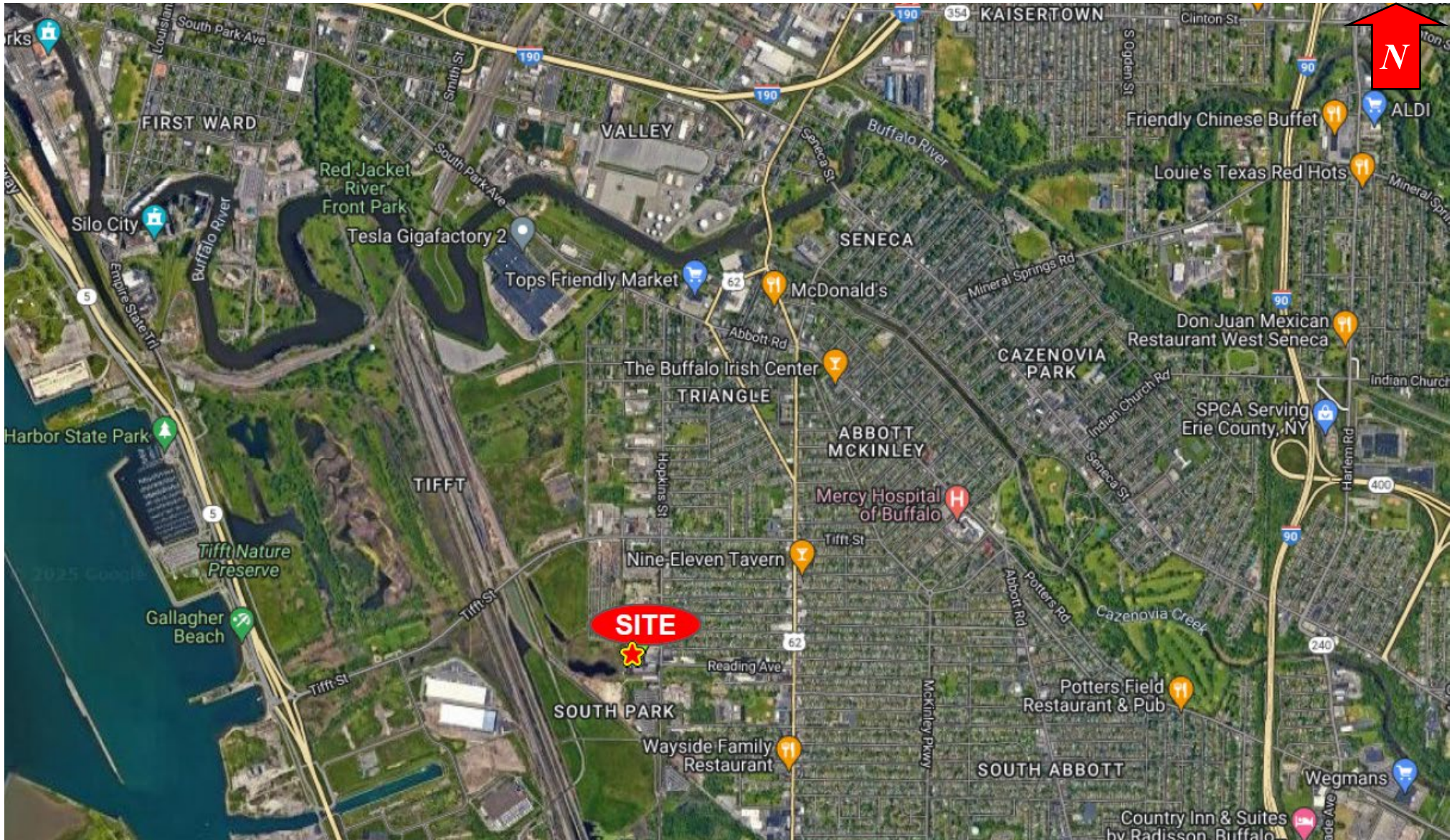
Location Map



Aerial

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Aerial

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