

FOR SALE

59 John Glenn Drive  
Amherst, New York 14228



## 32,300 ± SF Industrial Building

**SOLD!**

### Building Features

Total Building Size	32,300 ± sq. ft.
Lot Size	2.45 ± acres
Zoning	R&D

### Property Highlights

- Amherst industrial building now available for sale
- Property features office and warehouse space
- Two (2) truck level doors and two (2) grade level doors
- 16'-24' clear height
- Ample on-site parking for employees and customers
- Close proximity to Niagara Falls Boulevard amenities including shopping, restaurants, and banks
- Ideal for: warehouse users, light assembly operations, tech services & support, light distribution, manufacturers' rep business



Demographics	1 Mile	3 Miles	5 Miles
Population	8,693	59,471	183,318
Average H.H. Income	\$89,835	\$93,292	\$101,075

Source: ESRI Business Analyst 2023

### Contact

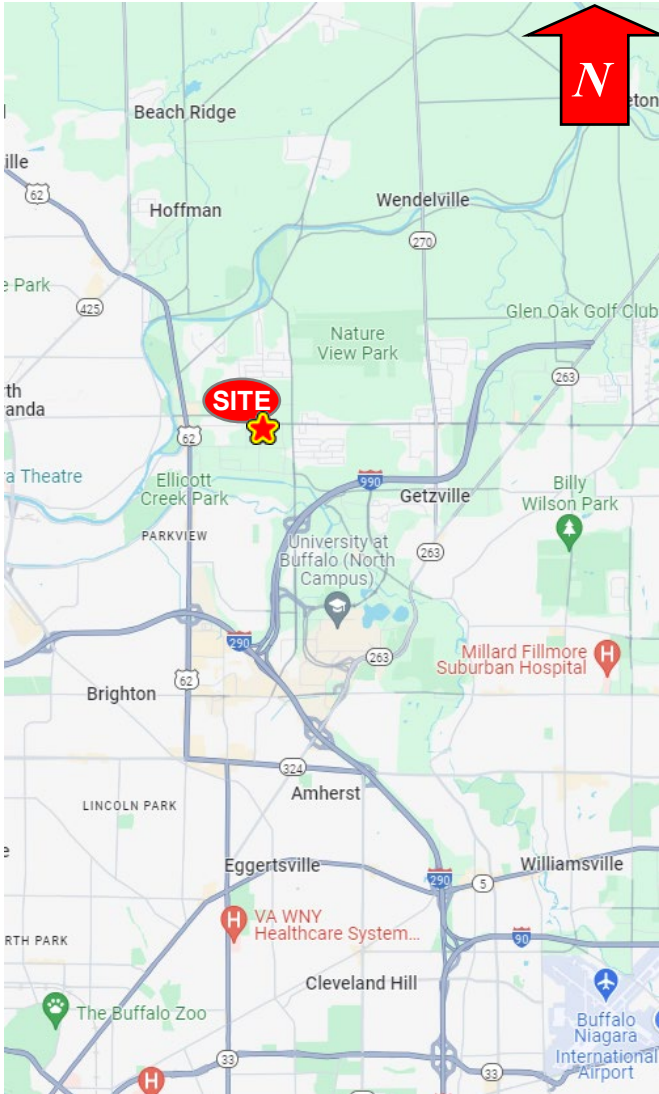
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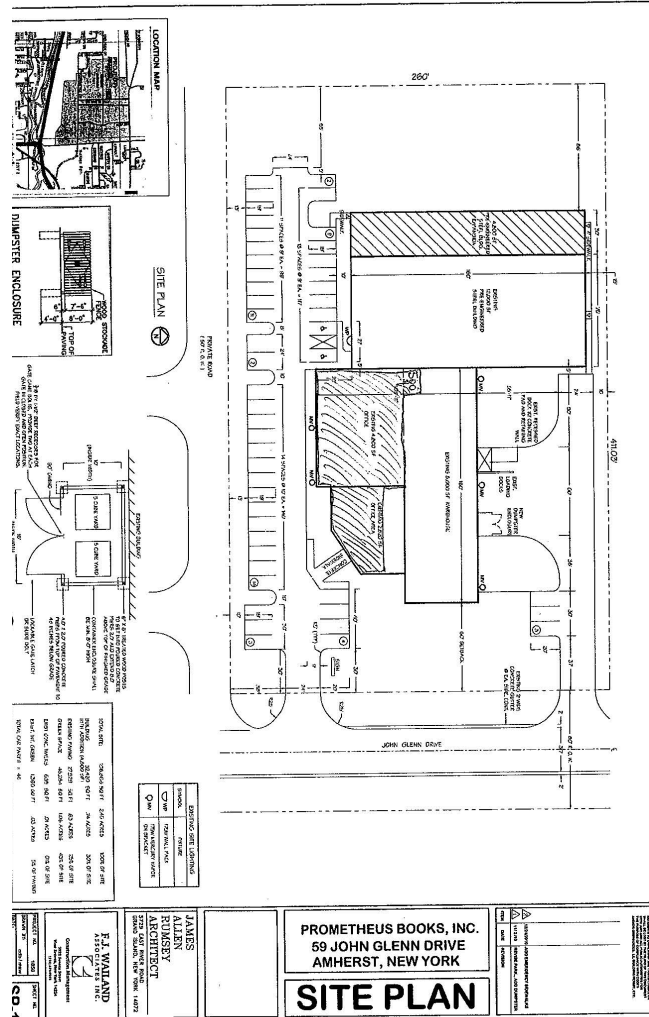
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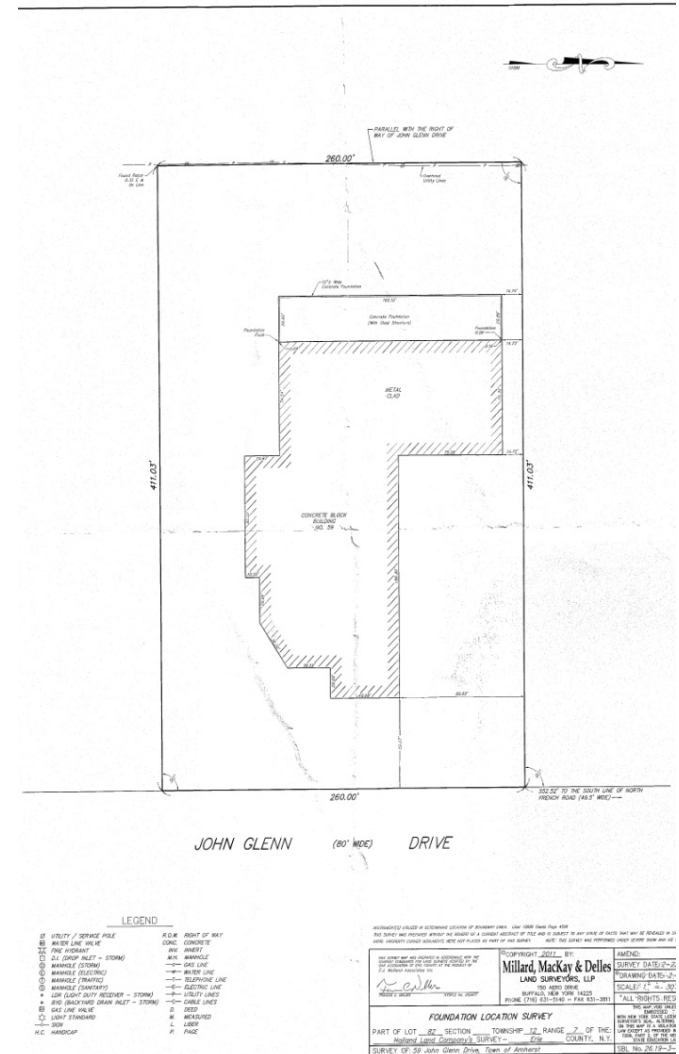
59 John Glenn Drive | Amherst, NY



Location Map



Site Plan



Survey