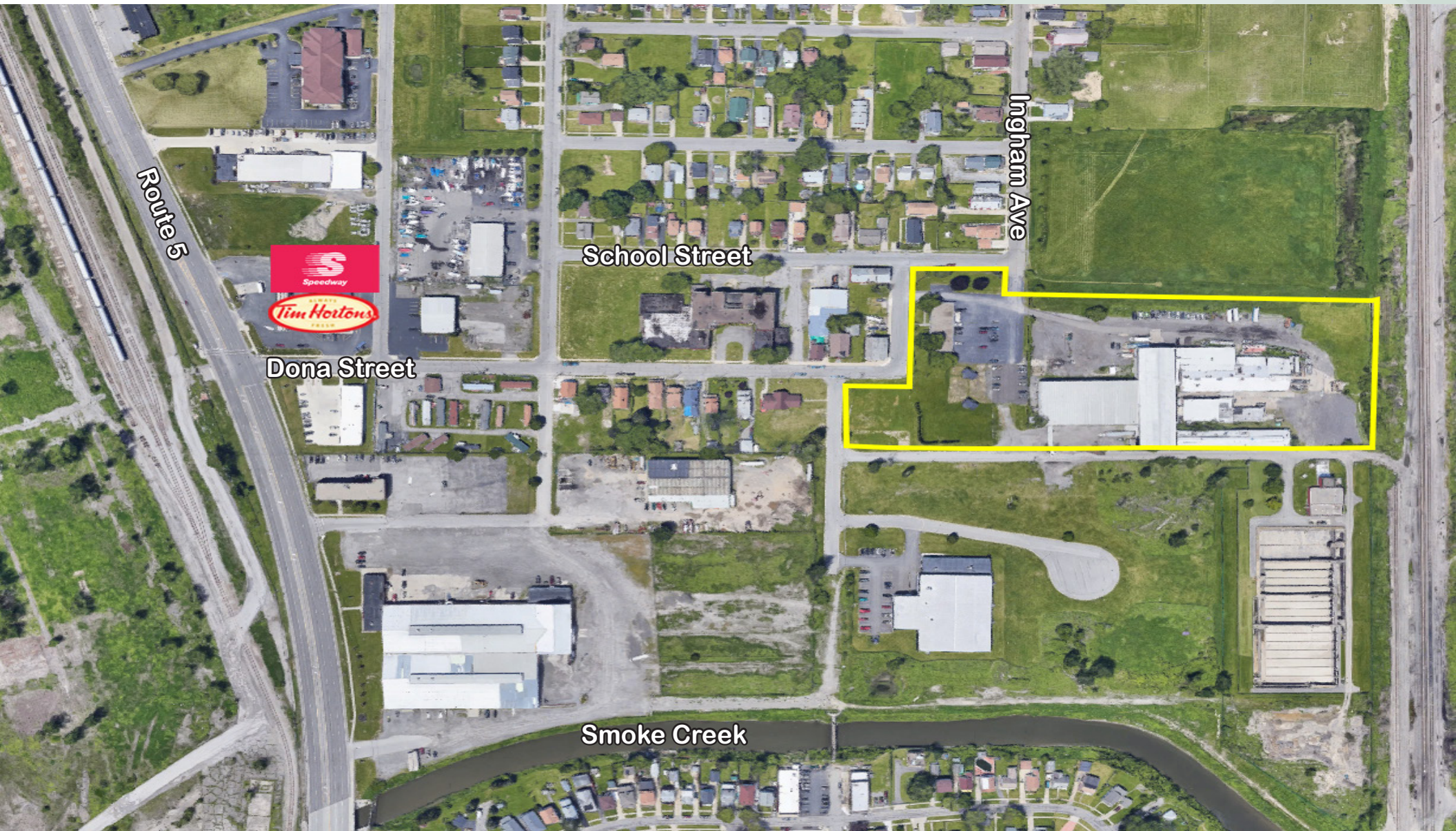


**FOR LEASE
OR SALE**

**Industrial/Warehouse 17,500 SF to 73,000 SF
400 Ingham Ave, Lackawanna, NY 14218**



344 Delaware Avenue, Suite 200, Buffalo, NY 14202

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Edward F. Woods

Associate Real Estate Broker

716.807.4190

EdwardWoods@hannacre.com

**FOR LEASE
OR SALE**

**Industrial/Warehouse 17,500 SF to 73,000 SF
400 Ingham Ave, Lackawanna, NY 14218**



Office- 4,480 SF



Manufacturing- 17,500 SF



Crane Way 10 Ton- 15,600 SF

PROPERTY HIGHLIGHTS

- 30 ft. Ceiling
- Overhead Door and Dock Access
- Industrial Grade Floor
- 3 Phase Electric
- 10 Ton Crane 240' x 65'
- Approx. 35,000 SF+ Storage/Manufacturing
- 1/4 Mile to NYS Rte. 5 (Tim Horton's) & Dona St.
- 8 Minutes to Peace Bridge (Canada)
- Available for Lease or Sale

HANNA
COMMERCIAL REAL ESTATE
344 Delaware Avenue, Suite 200, Buffalo, NY 14202

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Edward F. Woods

Associate Real Estate Broker

716.807.4190

EdwardWoods@hannacre.com