

FOR LEASE

4098 Barton Road Clarence, New York



CLARENCE, NY FLEX BUILDINGS AVAILABLE FOR LEASE

Features

Three Separate Flex Buildings On-Site

Building 1: 9,245 ± Sq. Ft.
Building 2: 11,165 ± Sq. Ft.
Building 3: 19,060 ± Sq. Ft.

Lot Size

13.70 ± Acres

Zoning

IBP

Property Highlights

- Former Wilson Greatbatch site
- Three (3) flex buildings available for lease
- Easily accessible with many nearby amenities
- Relatively close to NYS Thruway, I-90
- Ideal for: contractor, construction company, small manufacturer, headquarters
- Buildings 2 + 3 need to be leased together

•Building 1: 9,245 ± Sq. Ft.

- Contains manufacturing space and small machine shop, restrooms, and offices (one has small kitchenette)
- Manufacturing Space: 2,275 ± Sq. Ft.
- Machine Shop Space: 4,080 ± Sq. Ft.
- Office Space: 2,890 ± Sq. Ft.

•Building 2: 11,165 ± Sq. Ft. (Including electrical "out-building")

- Contains the majority of the complex's manufacturing space, as well as a renovated cafeteria (2014)
- Additional electrical upgrades performed in small "out-building" (2014)
- Manufacturing Space: 6,415 + Sq. Ft.
- Electrical "Out-Building": 700 + Sq. Ft.
- Misc. Support Space: 4,050 + Sq. Ft.

•Building 3: 19,060 ± Sq. Ft. (Including glass pedestrian walkway and dock)

- Connected to Building #2 with enclosed glass pedestrian walkway
- Class 10,000 Clean Room which was in service through the end of 2016
- Older Clean Room is not operational but can be utilized as manufacturing space
- Dock with leveling plate at warehouse area
- Manufacturing space contains vault in precious metals secure room
- Clean Room (operational): 1,180 + Sq. Ft.
- Clean Room (non-operational): 1,120 + Sq. Ft.
- Office Space and Support: 9,220 + Sq. Ft.
- Manufacturing Space: 6,310 + Sq. Ft.
- Warehouse: 1,230 + Sq. Ft.

Contact

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Price Reduced!

Former Wilson Greatbatch For Lease

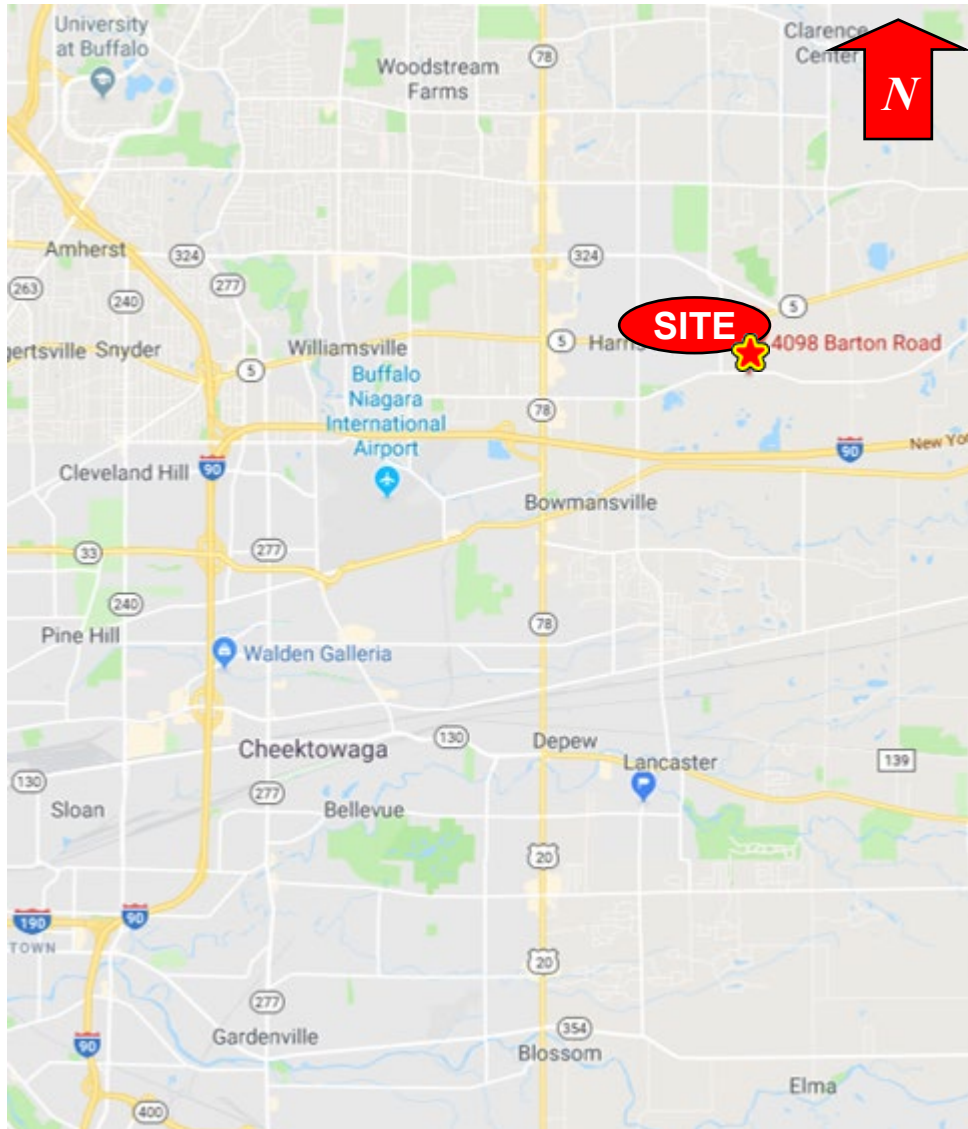


Demographics	1 Mile	3 Miles	5 Miles
Population	1,586	25,660	98,849
Average HH. Income	\$78,627	\$109,006	\$101,103

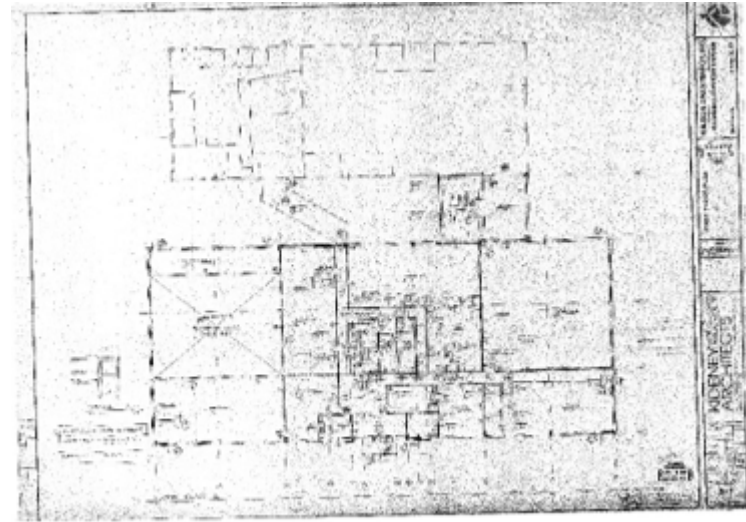
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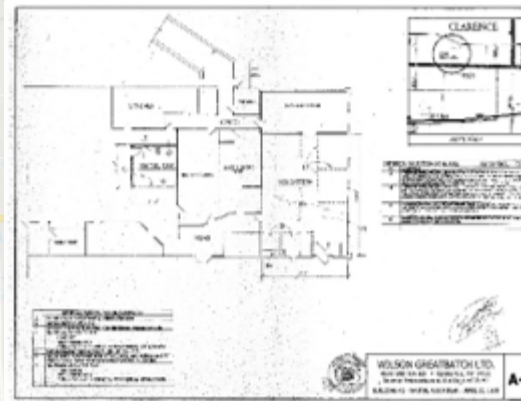
**4098 Barton Road
Clarence, New York**



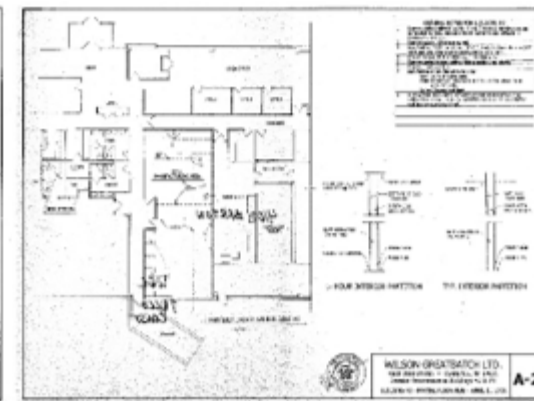
Location Map



Partial Floor Plan: Building 1



Partial Floor Plan: Building 2



Partial Floor Plan: Building 3

Floor Plans