

FOR LEASE

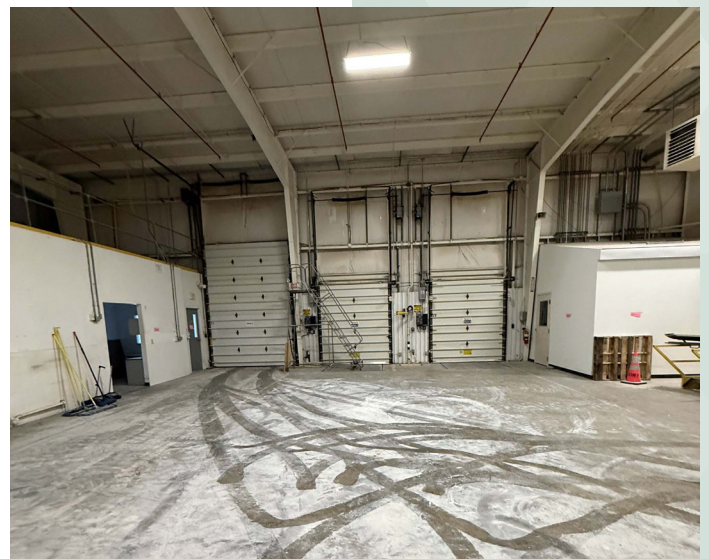
42,786 SF INDUSTRIAL BUILDING

6351 Inducon Dr. East, Sanborn, NY 14132



PROPERTY HIGHLIGHTS:

Municipality:	Sanborn, NY
County:	Niagara
Dimension:	130' x 247'
Total Sq. Ft.:	42,800 sq. ft.
Office:	5,000 sq. ft.
Lab:	2,800 sq. ft.
Warehouse/ Production:	34,900 sq. ft.
Site Size:	4.5 acres
Built:	2002, addition 2005
Zoning:	Industrial
Exterior Walls:	Metal
Ceiling Heights:	22' at eaves
Electric:	New 13KVD Transformer (2000 amps) currently delivers 1,200 amps @ 480V
Sprinklers:	Yes
Loading Docks:	3 w/levelers
Grade Doors:	4
Heating:	Cambridge units w/regional supplements



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.

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