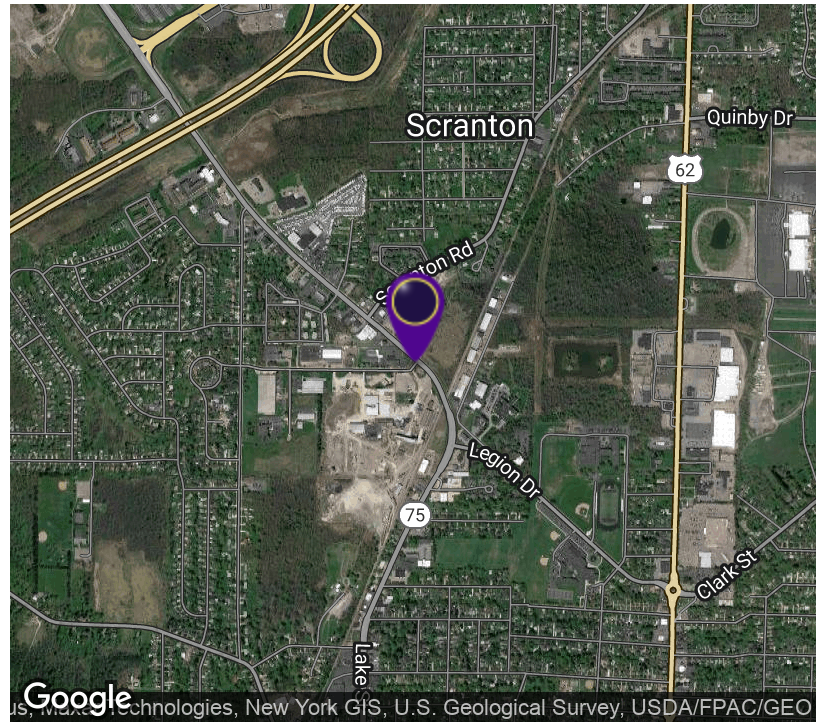


Industrial Building with Overhead Cranes

5690 Camp Road, Hamburg, NY 14075



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Available SF: | 25,000 SF |
| Lease Rate: | \$7.95 SF/yr (NNN) |
| Lot Size: | 53.99 Acres |
| Year Built: | 1960 |
| Building Size: | 25,000 SF |
| Renovated: | 2000 |
| Zoning: | Industrial & M-2, M-3 |

PROPERTY OVERVIEW

Consists of a single industrial manufacturing building that contains 25,000 +/- SF a stand alone building, situated on several contiguous lots containing a total land area of 53.99 +/- acres. 268 +/- feet of frontage along Camp Road. There is additional frontage and access from Englewood Avenue and Elmview Avenue. Great access to the property. All utilities including gas, electric, telephone and water are accessible to this site. Electricity for the building is obtained through low voltage power lines. Adequate input of 800 amp, 120/220 volt electric service. Improvements include asphalt paved parking areas, curbing, signage, landscaping, yard lighting and drainage. There is a master meter for the property. The buildings have a backup generator. The site consists of two concrete batch plants, a structural Precast plant, concrete block plant, a builders supply warehouse, truck repair shop, fabricating shop, rail cement/aggregate unloading facilities aggregate storage building, engine storage building, main office building and concrete products storage. There is adequate drive and loading areas to each of the buildings. Zoning for the property is Industrial & M-2, M-3 the current use is Manufacturing - Heavy. One 30 ton crane, A 10 ton Auxiliary crane and a 2 ton crane. Some offices. Crane area consists of 12,000+/- SF.



RICK RECCKIO
 716.998.4422
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
 Williamsville, NY 14221
 (O) 716.631.5555 // (F) 716.632.6666
 www.recckio.com

Industrial Building with Overhead Cranes

5690 Camp Road, Hamburg, NY 14075



PROPERTY DESCRIPTION

Consists of a single industrial manufacturing building that contains 25,000 +/- SF a stand alone building, situated on several contiguous lots containing a total land area of 53.99 +/- acres. 268 +/- feet of frontage along Camp Road. There is additional frontage and access from Englewood Avenue and Elmview Avenue. Great access to the property. All utilities including gas, electric, telephone and water are accessible to this site. Electricity for the building is obtained through low voltage power lines. Adequate input of 800 amp, 120/220 volt electric service. Improvements include asphalt paved parking areas, curbing, signage, landscaping, yard lighting and drainage. There is a master meter for the property. The buildings have a backup generator. The site consists of two concrete batch plants, a structural Precast plant, concrete block plant, a builders supply warehouse, truck repair shop, fabricating shop, rail cement/aggregate unloading facilities aggregate storage building, engine storage building, main office building and concrete products storage. There is adequate drive and loading areas to each of the buildings. Zoning for the property is Industrial & M-2, M-3 the current use is Manufacturing - Heavy. One 30 ton crane, A 10 ton Auxiliary crane and a 2 ton crane. Some offices. Crane area consists of 12,000 +/- SF.

PROPERTY HIGHLIGHTS

- Former Industrial Cement Plant
- 129,230 +/- SF of buildings
- 53.99 +/- acres
- 17 Buildings
- Zoned Industrial, M-2 & M-3
- 800 Amps, 120/220 Volt Electric
- Ceiling Heights 16' - 26' +/-
- One 30 ton crane
- 10 ton auxiliary overhead crane
- One 2 Ton Crane
- Additional Outside Storage Available
- Loading Docks can be installed if Required
- 4 Overhead Doors 14' - 16' High

ADDITIONAL PHOTOS

Industrial Building with Overhead Cranes

5690 Camp Road, Hamburg, NY 14075



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

Industrial Building with Overhead Cranes

5690 Camp Road, Hamburg, NY 14075



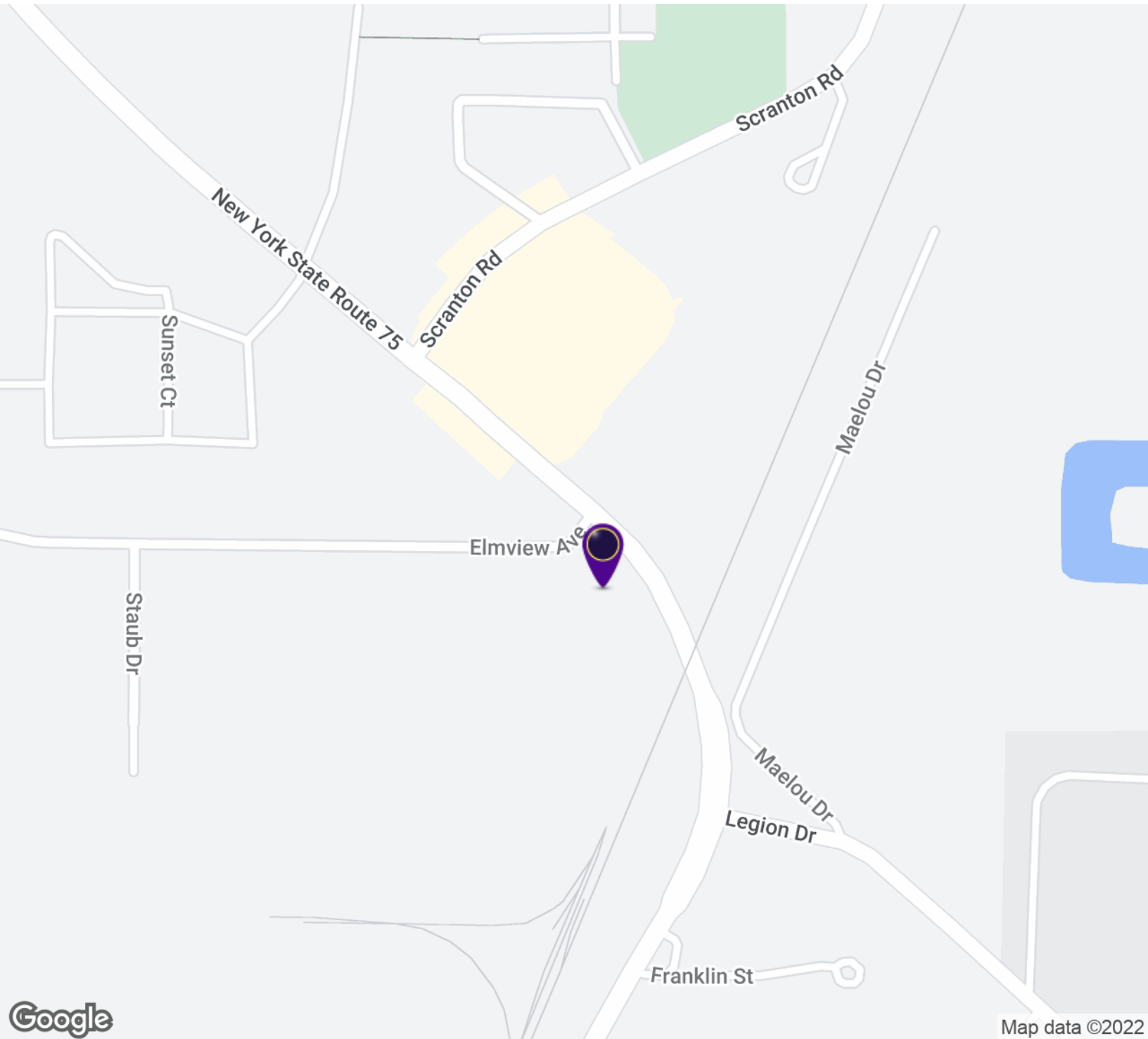
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

LOCATION MAP

Industrial Building with Overhead Cranes

5690 Camp Road, Hamburg, NY 14075

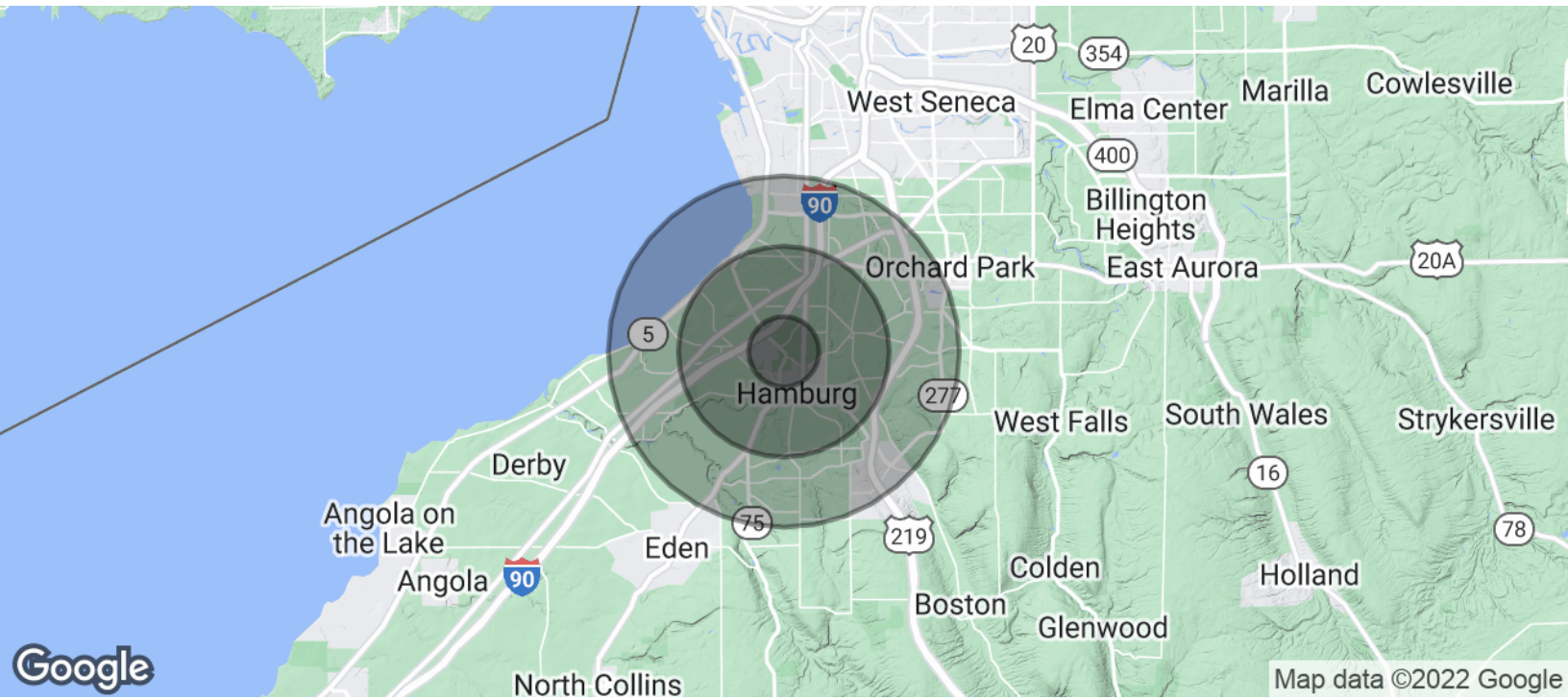


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

Industrial Building with Overhead Cranes

5690 Camp Road, Hamburg, NY 14075



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 5,750 | 39,112 | 74,123 |
| Average Age | 40.4 | 42.8 | 42.2 |
| Average Age (Male) | 38.6 | 40.7 | 40.5 |
| Average Age (Female) | 42.7 | 45.0 | 44.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,280 | 15,983 | 30,741 |
| # of Persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH Income | \$82,798 | \$72,312 | \$69,548 |
| Average House Value | \$155,410 | \$154,669 | \$154,592 |

* Demographic data derived from 2020 ACS - US Census



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com