

5844 GOODRICH ROAD

CLARENCE CENTER, NY 14031

OFFICE/INDUSTRIAL/WAREHOUSE FOR LEASE



SUMMARY OF PROPERTY

TOTAL BUILDING SF: 7,344 SF

RETAIL SF: 1,576 SF

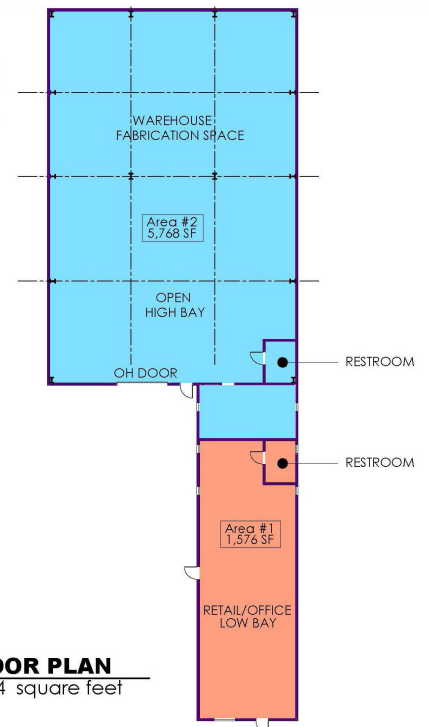
WAREHOUSE SF: 5,768 SF

5844 Goodrich Road is comprised of a large open retail space and an adjoining warehouse with a 12' by 12' overhead door.

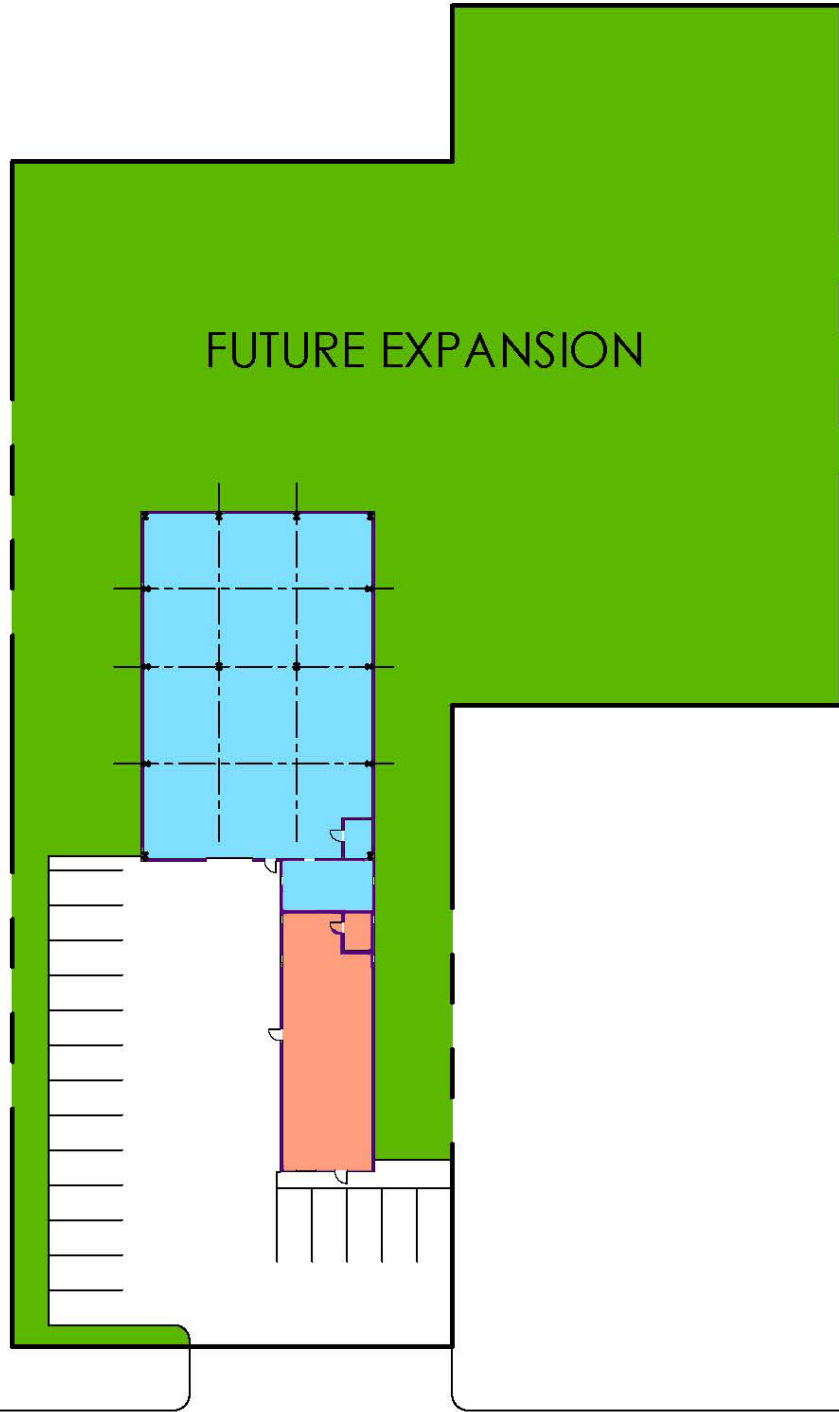
With an expansion opportunity available in the adjacent .5 acre parcel owned by Casilio, 5844 Goodrich is primed for redevelopment.

LOCATION HIGHLIGHTS

- Located 1 mile north of Main St. (Rt. 5) in the heart of Historic Clarence Center.
- 4 miles east of Transit Rd. (Rt. 78).
- 9 miles east from the Buffalo Niagara International Airport.



FLOOR PLAN
7,344 square feet



GOODRICH ROAD

SITE PLAN



5844 GOODRICH ROAD
Clarence Center, New York 14031

Casilio Real Estate & Development Corp.

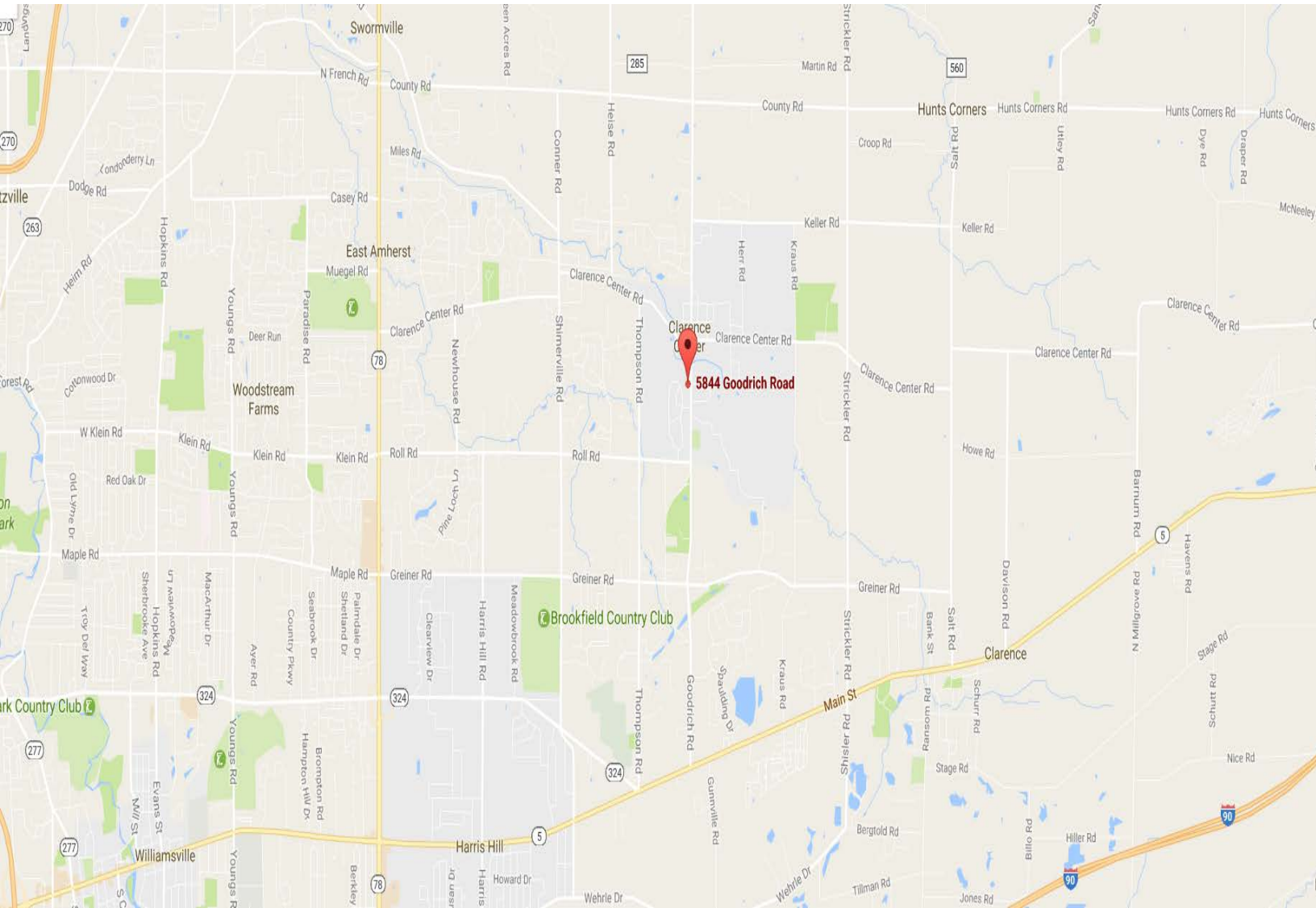
2457 Wehrle Drive, Williamsville, New York 14221
p. 716.633.7715 | f. 716.633.9937

DISCLAIMER: All information shown in this document is deemed reliable and is used to convey marketing information of the property. No representation is made as to the accuracy thereof, and such information is subject to errors, omission, change of price, rental, commission, prior sale, lease or financing, or withdrawal without notice. All square footage and dimensions are approximate. Exact dimensions can be obtained by retaining the services of a professional surveyor, architect or engineer.

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