For Sale

130 Orchard Park Rd. West Seneca, NY 14224

For more info please contact:

Vito Picone

(716) 829-1970

vpicone@mcguiredevelopment.com www.mcguiredevelopment.com







- Long Term Triple Net Lease with National Tenant Building For Sale!
 - Excellent Investment Opportunity with Longstanding Committed Tenant
 - Well Maintained Building, with Clean Environmental Reports
 - 9,000 SF Freestanding Building, with Ten Overhead Doors
 - 2 Minutes from NY 400 Expressway to NYS Thruway I-90, 5 Miles to Downtown Buffalo

WE ARE MORE THAN TRANSACTION FACILITATORS

Our focus is **CLIENT ADVOCACY**- always delivering the highest value to our clients

M Guire Development 6

455 Cayuga Road, Suite 100, Buffalo, NY 14225 See the difference at mcguiredevelopment.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offering information provided herein is subject to change without notice and McGuire Development Company encourages each recipient to independently verify the accuracy of information provided.