

**4.56 Acres**  
AVAILABLE

**70 NORTH FOREST RD**  
**WILLIAMSVILLE, NY**



## Build-to-Suit 4.56 Acre Development Site

### Highly Visible, Prime Location!

With access from either North Forest or Park Club Lane, as well as immediate proximity to the NYS Thruway (I-90) and the Youngmann Highway (I-290), 70 North Forest provides easy access from all points in the region. In addition, the property is located on North Forest near its intersection with Main Street; with high traffic counts and affluent demographics, this commercial corridor is one of the busiest and most recognizable in Western New York.

### Property Highlights:

- Highly visible office or medical build-to-suit development site.
- Access from North Forest Road and Park Club Lane.
- Location central to all of WNY with immediate proximity to I-90 and I-290 (Youngmann Highway).
- Adjacent to Main Street commercial corridor featuring excellent traffic counts, affluent demographics and a dense population.



716.633.2096 | [leasing@iskalo.com](mailto:leasing@iskalo.com) | [iskalo.com](http://iskalo.com)

Harbinger Square, 5166 Main Street, Williamsville, NY 14221