

2,480 - 9,000 SF OFFICE AVAILABLE FOR LEASE

FORMER BUFFALO CRUSHED STONE

BUILDING FEATURES

Total Building Size	24,078 ± Sq. Ft.
Total Available	2,480 – 9,000 ± Sq. Ft.
Lot Size	22 ± Acres
Parking	Surface Lot
Zoning	M-1

Property Highlights

- Elegant three-story professional office building
- Located on Clinton Street close to Harlem Road
- Two 3,300 ± Sq. Ft. suites and one 2,480 ± Sq. Ft. suite available
- Building contains two large conference rooms, several classrooms, and a full kitchen
- Ample parking on-site
- Many area amenities located nearby
- Close proximity to NYS Thruway and I-190 Expressway
- Ideal for: sales & marketing company, professional or medical office, CPA, ad agency, manufacturing or logistics company



For more information, contact:

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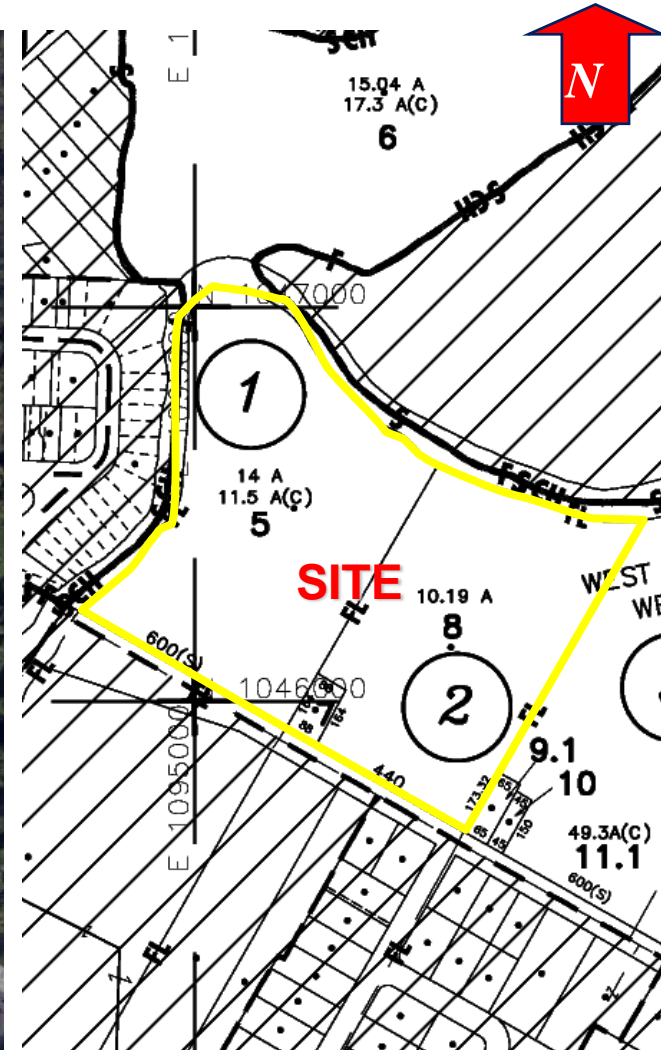
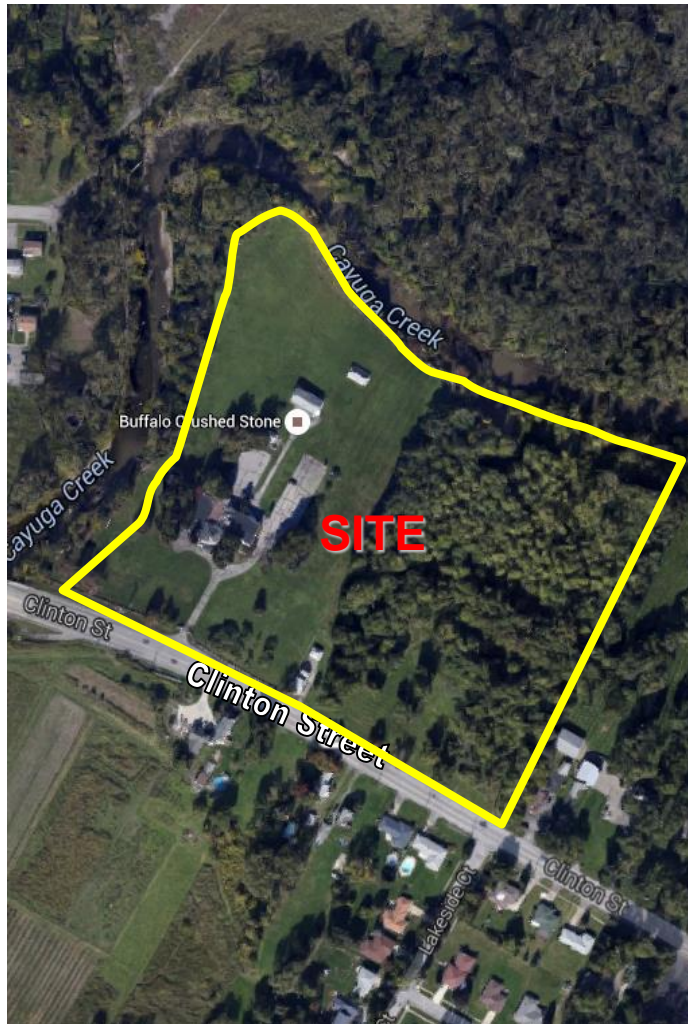
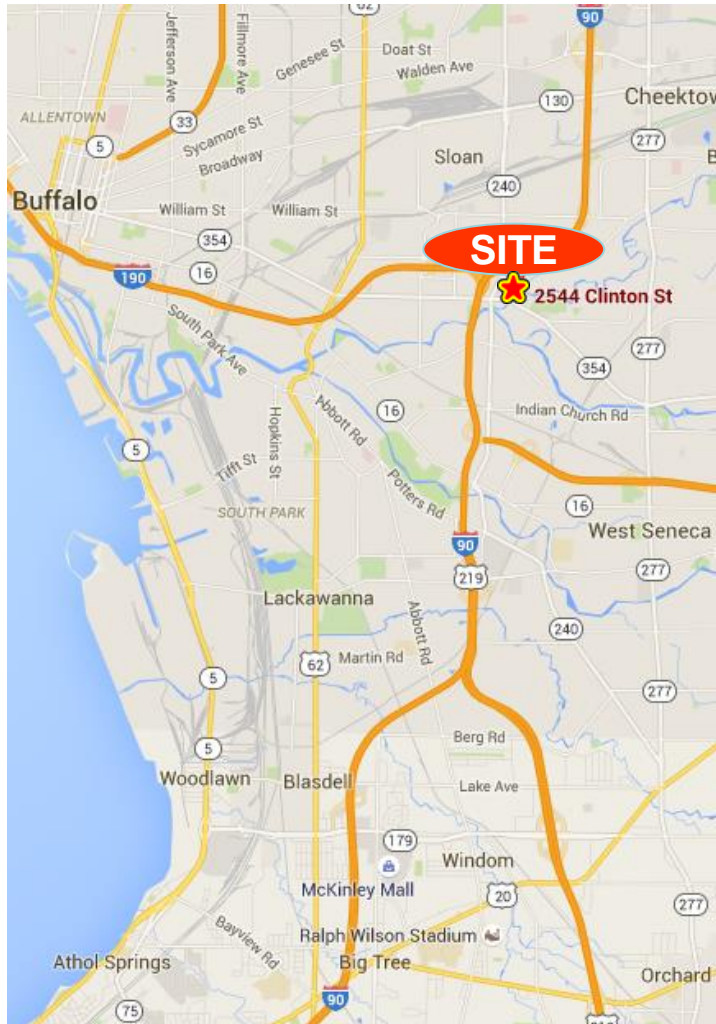
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 Suite 1900
 Buffalo, New York 14203
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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	8,754	101,057	262,798
Median Income	\$46,722	\$41,577	\$39,066

TRAFFIC COUNTS	
Clinton Street	12,934 AADT
Harlem Road	18,589 AADT

OFFICE FOR LEASE
2544 Clinton Street
 West Seneca, New York

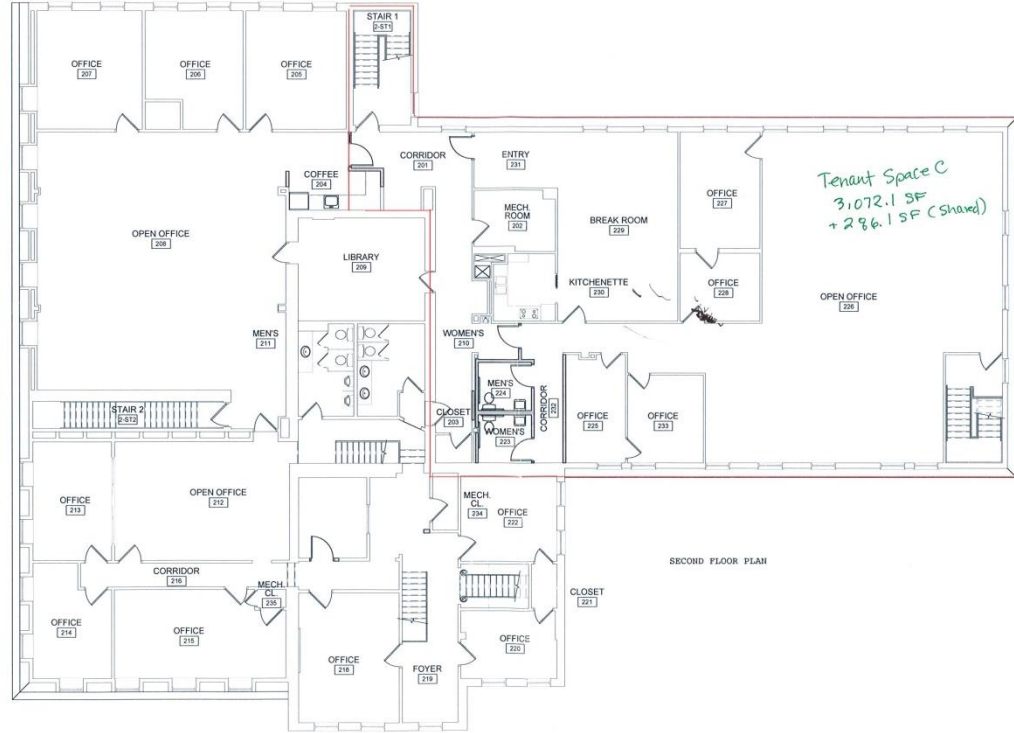
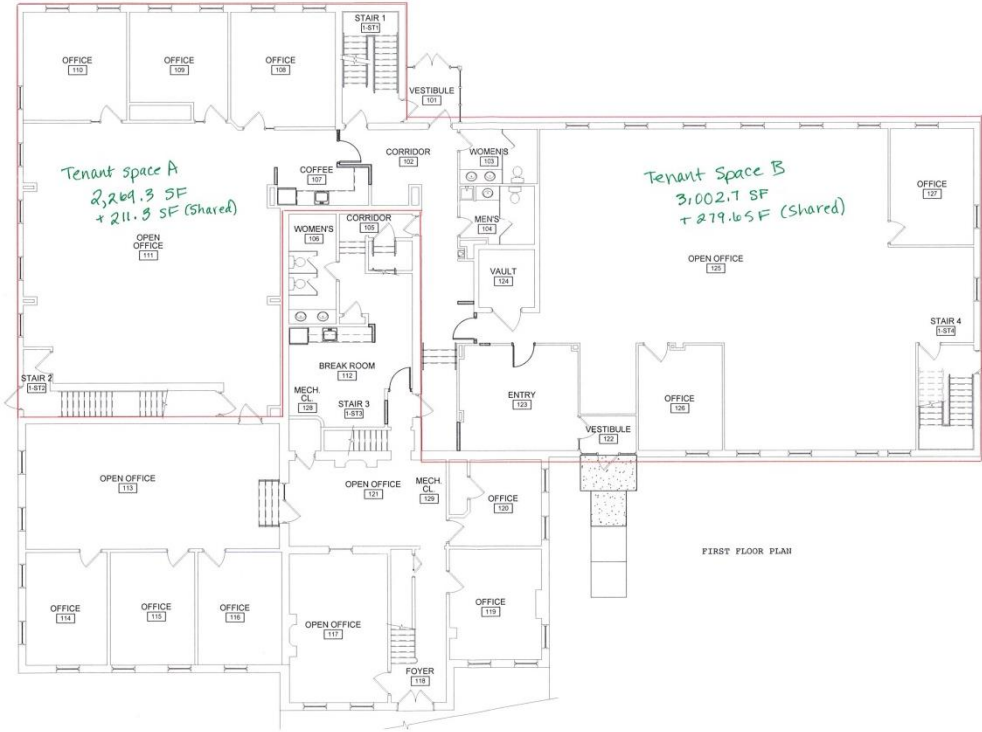


Location Map

Aerial

Tax Map

OFFICE FOR LEASE
2544 Clinton Street
West Seneca, New York



Floor Plans



Additional Property Photos

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