

**7,050 ± SF WAREHOUSE / OFFICE / FLEX / DISTRIBUTION FOR LEASE**

**CENTRAL BUSINESS DISTRICT OPPORTUNITY**

BUILDING FEATURES	
Available	7,050 ± Sq. Ft.
Lot Size	.22 ± Acres
Parking	Surface Lot
Zoning	DO

**Property Highlights**

- Downtown distribution / office / warehouse opportunity available for lease
- Building features two (2) overhead doors, and a large open interior
- 15' ceiling height
- Overhead doors can be altered for distribution
- 3 – 4 designated parking spaces on-site in back of building
- Owner is able to accommodate additional parking needs if needed
- Ideal for: distribution, light industrial, flex office space, brewery / distillery, professional office, tech office, fitness, retail



For more information, contact:

**Stephen DeMeo**  
 Real Estate Salesperson  
 716.852.7500 x109 - cell  
[sdemeo@pyramidbrokerage.com](mailto:sdemeo@pyramidbrokerage.com)

**Michael R. Demyan**  
 Real Estate Salesperson  
 716.852.7500 x127 – office  
[mdemyan@pyramidbrokerage.com](mailto:mdemyan@pyramidbrokerage.com)

14 Lafayette Square, Suite 1900  
 Buffalo, New York 14203  
 phone: +1 716 852-7500

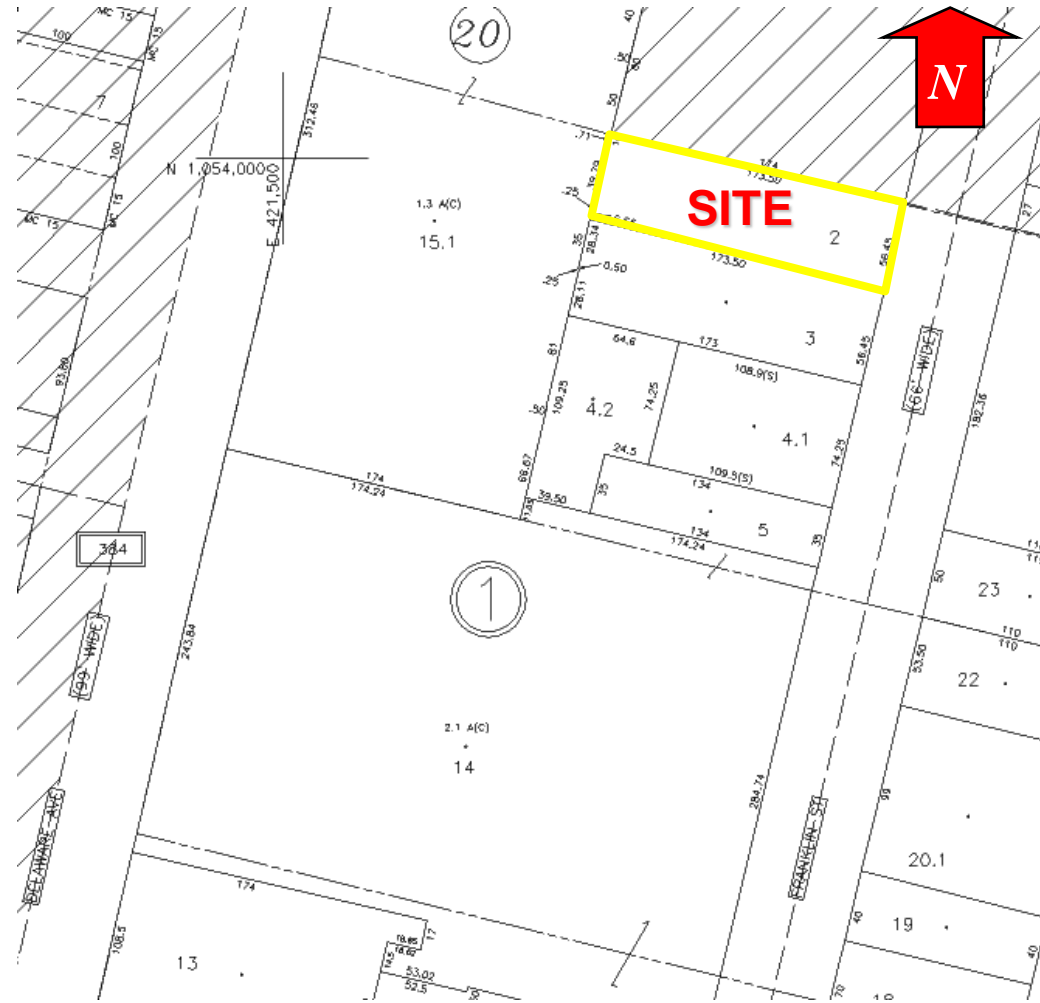
[pyramidbrokerage.com](http://pyramidbrokerage.com)

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	23,507	110,520	282,263
Average Household Income	\$55,655	\$50,745	\$51,988

**FOR LEASE**  
**294 Franklin Street**  
 Buffalo, New York



Location Map



Tax Map