

**11,000 SF FLEX BUILDING FOR LEASE**

**CHEEKTOWAGA FLEX BUILDING AVAILABLE**

BUILDING FEATURES	
Building Size	11,000 ± Sq. Ft.
Available	6,000 ± Sq. Ft. Office 5,000 ± Sq. Ft. Warehouse
Lot Size	3.0 ± Acres
Parking	Surface Lot
Zoning	M2

**6,000 ± SF OFFICE**  
**5,000 ± SF WAREHOUSE**

**Property Highlights**

- Cheektowaga flex building available for lease
- Recently updated office space (6,000 ± Sq. Ft. office)
- Wheelchair access to second floor
- Three (3) acres of outside storage on-site
- Four (4) grade level doors
- 20' – 24' ceiling height
- Located less than one (1) mile from Union Road
- Central Western New York location
- Proximate to NYS Thruway I-90 and 400 Expressway
- Ideal for: skilled trade companies, construction/paving company, manufacturing, flex users

For more information, contact:

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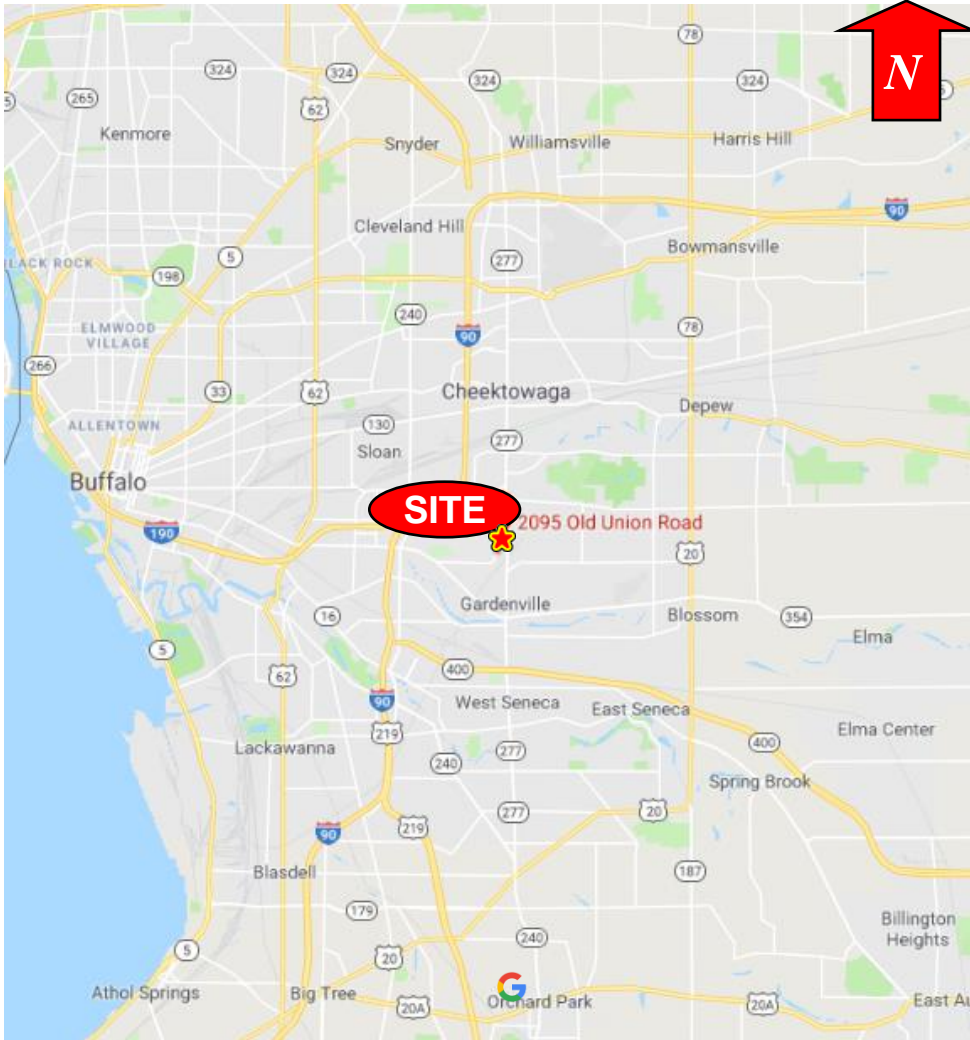
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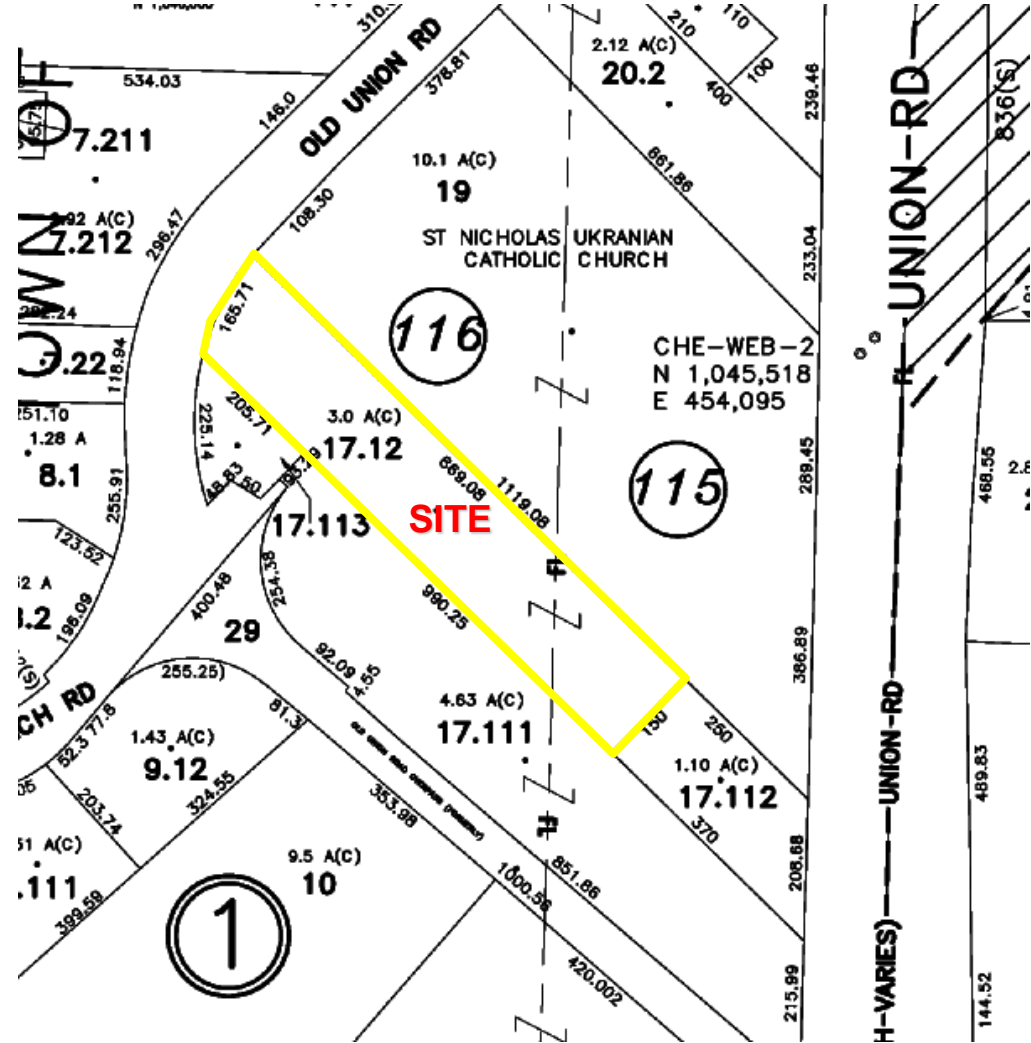


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,517	80,552	241,006
Average Household Income	\$60,458	\$62,958	\$61,353

**FOR LEASE**  
**2095 Old Union Road**  
 Cheektowaga, New York



Location Map



Tax Map