

INDUSTRIAL FOR LEASE

BUILDING FEATURES	
Space	30,000 ± Sq. Ft.
Lot size	2.5 ± Acres
Parking	60 to 75 Spaces
Zoning	M-1

Property Highlights

**WELL LOCATED 30,000 ± SQ. FT.
 WAREHOUSE / INDUSTRIAL SPACE
 AVAILABLE FOR IMMEDIATE OCCUPANCY**

- Two (2) truck docks
 One (1) overhead door
 (18'w x 14'h) at grade level
- Ceiling height:
 24,000 ± Sq. Ft. at 18'
 6,000 ± Sq. Ft. at 24'
- 1200 Amp/600 Volt/
 3 Phase Power
- Column spacing 25' x 50'
- Floor drains (trench)
- Sprinklered
- Newer roof
- 1,400 ± Sq. Ft. office
 1,800 ± Sq. Ft. showroom

For more information, contact:

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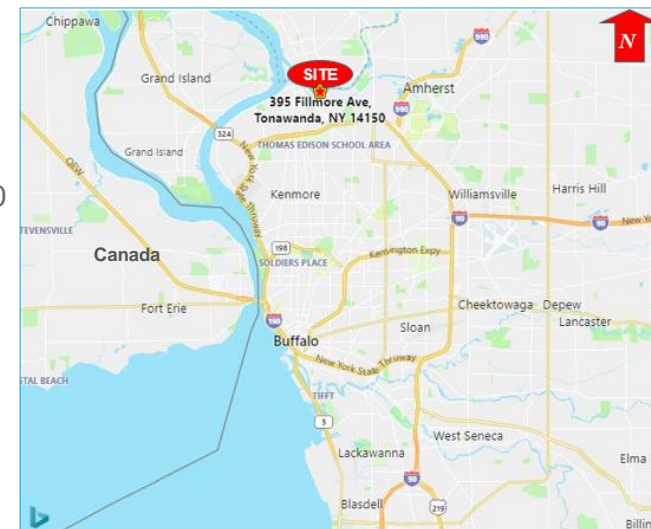
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TONAWANDA INDUSTRIAL PARK LOCATION



Location Notes

- Located at Twin Cities Highway (Route 425) providing easy access to NYS Thruway I-90 and I-190 Expressways, one mile to the I-290 Youngmann Expressway (Exit 2)





Building Photos

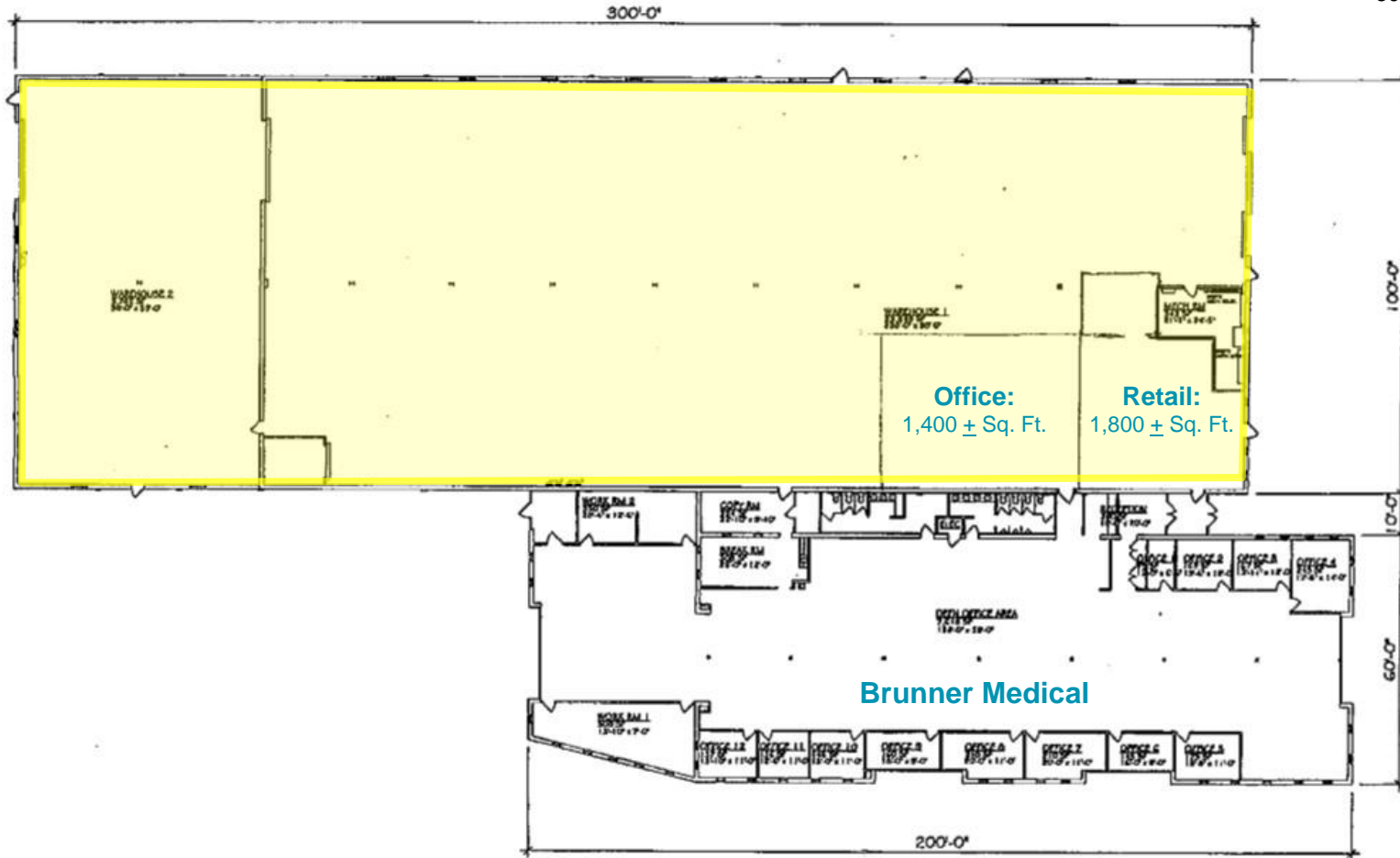
FOR LEASE – 30,000 ± SQ. FT.
395 Fillmore Avenue
City of Tonawanda, New York

395 Fillmore Avenue

Tonawanda Centre of Industry Tonawanda, New York

Floor Plan

30,000 ± Sq. Ft.



Floor Plan