

FOR SALE OR LEASE

465 Cornwall Avenue

Buffalo, New York 14215



Rare Industrial Opportunity

18,551 ± SF Hard-to-Find Freestanding Warehouse

Property Highlights

- Clear span industrial building for sale or lease
- 15,223 ± sf warehouse building and 3,328 ± sf office building
- Equipped with two (2) grade level doors
- 20' clear height
- Available for lease starting January 1, 2024
- Strategically located at the corner of Cornwall Avenue and Sussex Street
- Easy access to both William L Gaiter Parkway and Kensington Expressway
- Close proximity to Bailey Avenue, offering ample amenities
- Ideal for: industrial users who require outdoor storage, contractors, light manufacturers/distributors, assembly operations

Building Features

Total Building Size (2 buildings)	18,551 ± Sq. Ft.
Building 1:	15,223 ± Sq. Ft.
Building 2:	3,328 ± Sq. Ft.
Lot Size	2.59 ± Acres

Demographics

	1 Mile	3 Miles	5 Miles
Population	27,014	197,101	419,143
Average H.H. Income	\$47,497	\$72,904	\$75,120

Source: ESRI Business Analyst 2023

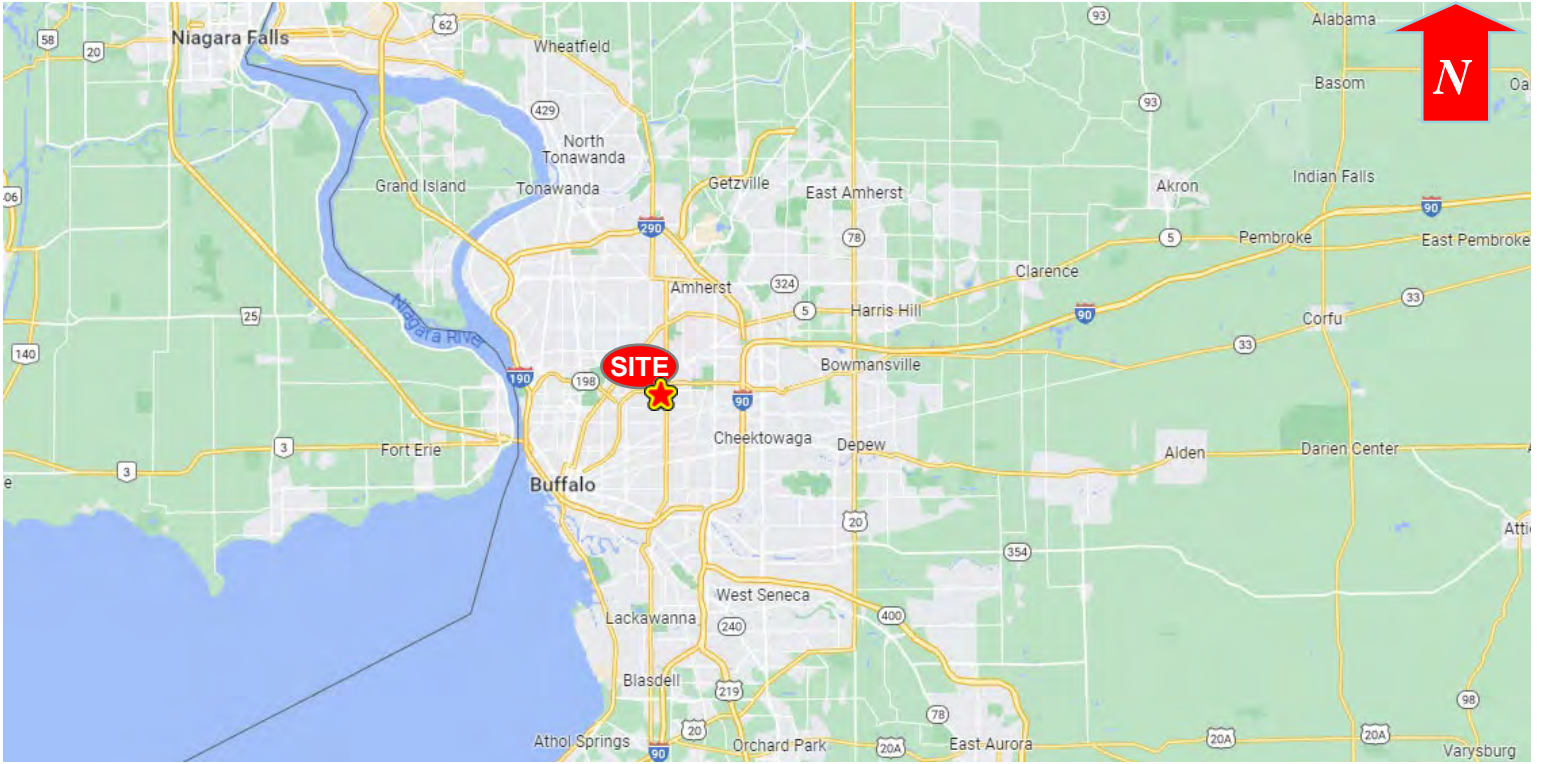
Contact

JOHN TICCO, III
Associate Real Estate Broker
+1 716 863 5304
jtico@pyramidbrokerage.com

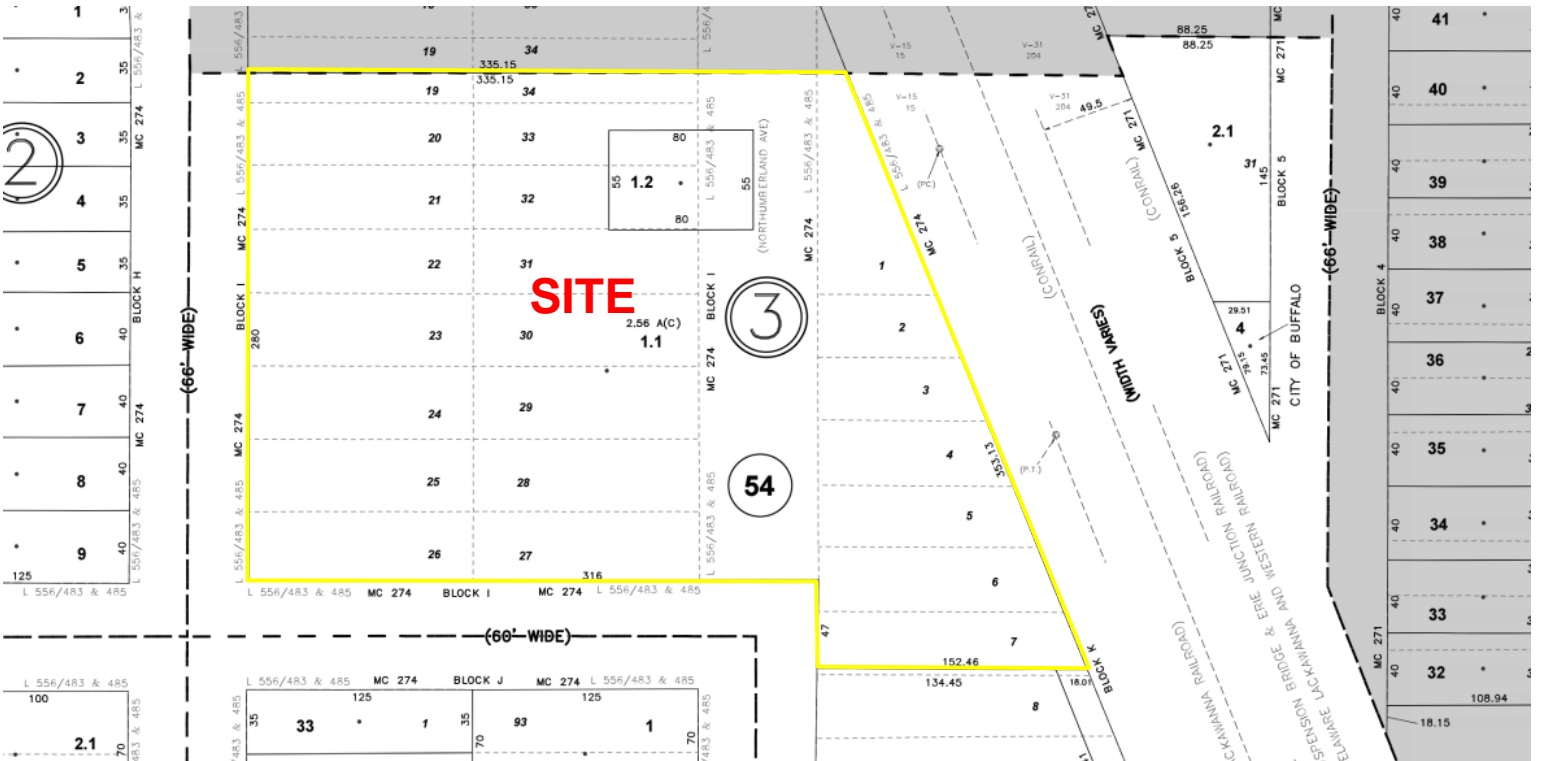
14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

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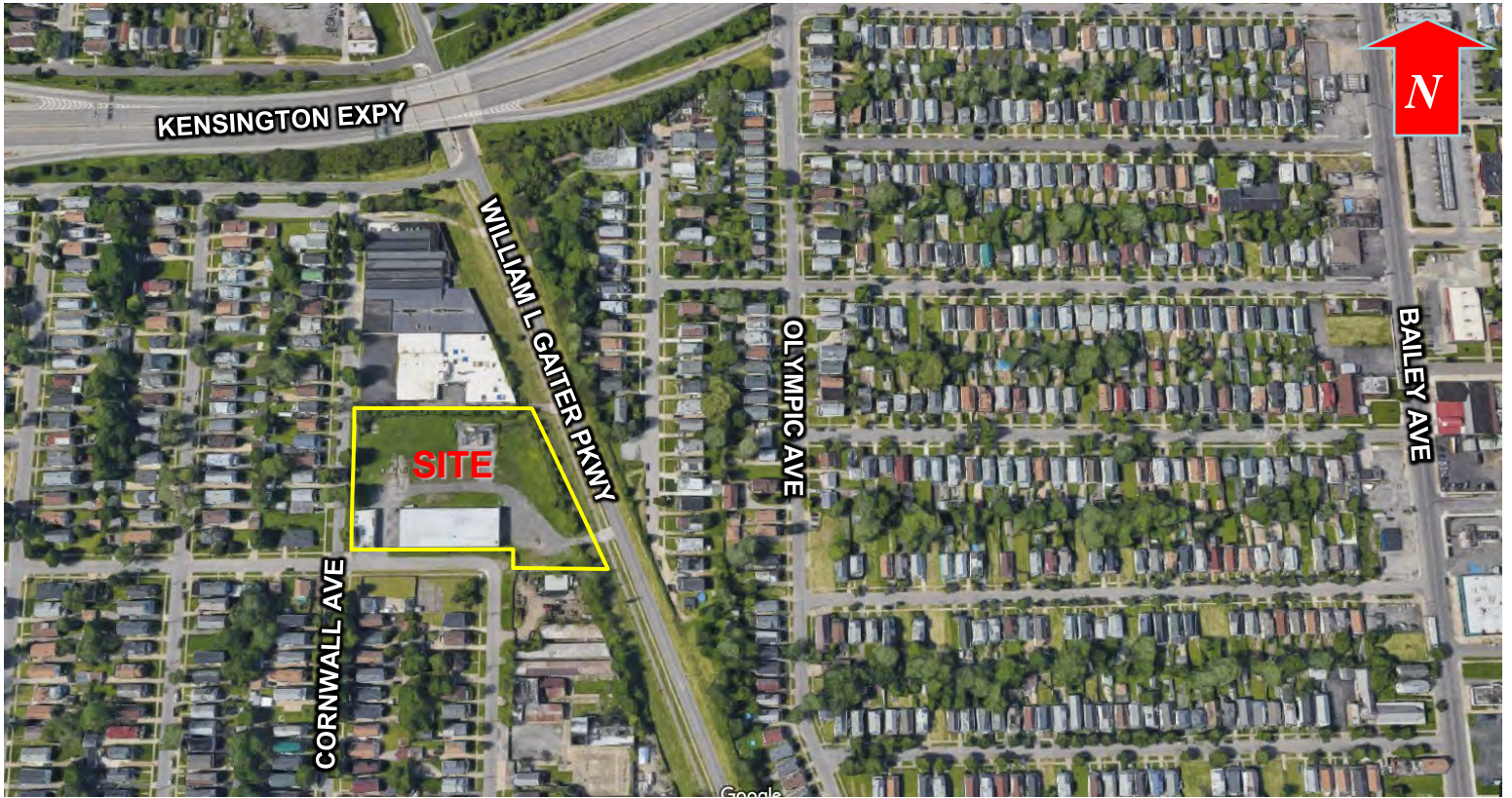
Location Map



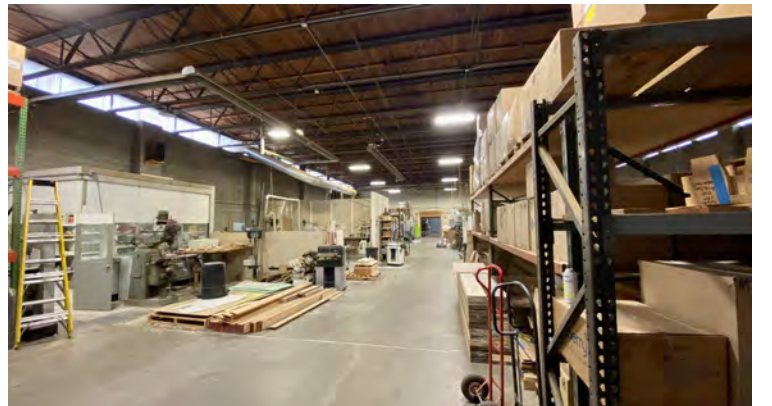
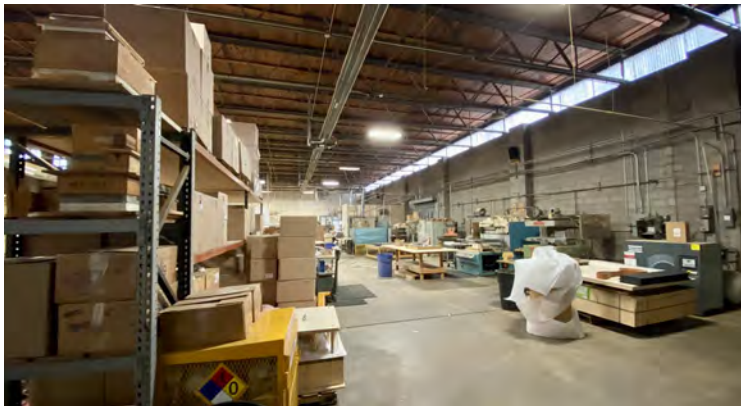
Tax Map

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Aerial



Property Photos