

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

Property Highlights

- · Clear span industrial building for sale or lease
- 15,223 <u>+</u> sf warehouse building and 3,328 <u>+</u> 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

Contact

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Building Features

Total Building Size (2 buildings)	18,551 <u>+</u> Sq. Ft.
Building 1:	15,223 <u>+</u> Sq. Ft.
Building 2:	3,328 <u>+</u> Sq. Ft.
Lot Size	2.59 <u>+</u> Acres

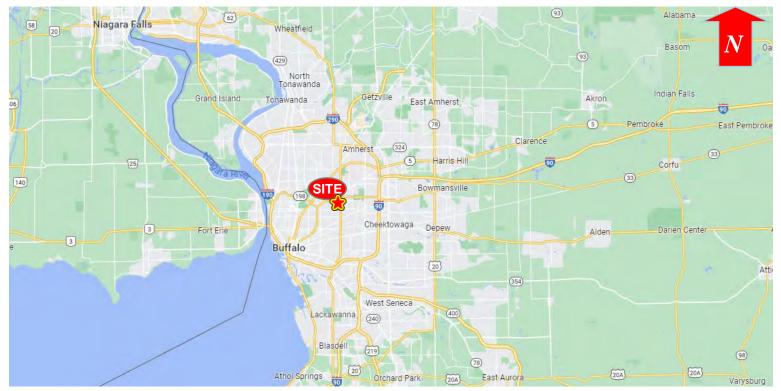
Demographics	1 Mile	3 Miles	5 Miles
Population	27,014	197,101	419,143
Average H.H. Income	\$47,497	\$72,904	\$75,120
Source: ESRI Business	Analyst 202	2	

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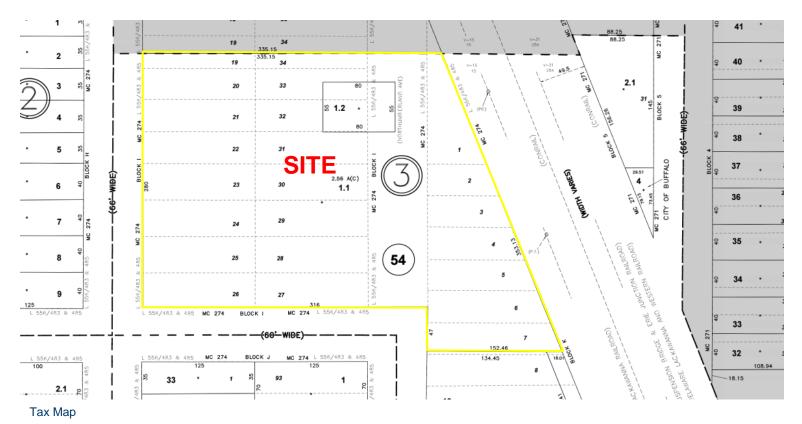
FOR SALE OR LEASE 465 Cornwall Avenue | Buffalo, NY

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Location Map



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Aerial









Property Photos