

FOR LEASE

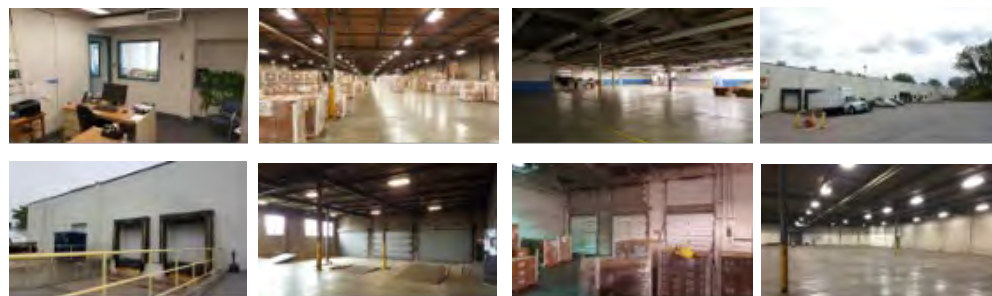
70,232± SF TO 168,600± SF FOR LEASE

Building Features

Building Size	460,522 ± Sq. Ft.
Spaces Available	Suite I: 70,232 ± Sq. Ft. Suite J: 98,368 ± Sq. Ft.
Total Available	168,600± Sq. Ft.
Lot Size	23.55 ± Acres
Zoning	M1

Property Highlights

- Centrally located industrial space with truck docks available for lease
- Suitable for warehousing, logistics, or light manufacturing
- 70,232 SF space has two (2) truck docks, one (1) grade door
- 98,368 SF space has six (6) truck docks
- Clear height 16'5"-19'5"
- Efficient lighting
- Clean distribution and production facility
- 600Amp/480V/3 phase power available for manufacturers
- Proximate to NYS Thruway I-90
- Ideal for: logistics, production, manufacturing



Demographics	1 Mile	3 Miles	5 Miles
Population	4,520	86,080	264,714
Average HH Income	\$68,660	\$65,670	\$67,711

EXCLUSIVE CONTACT

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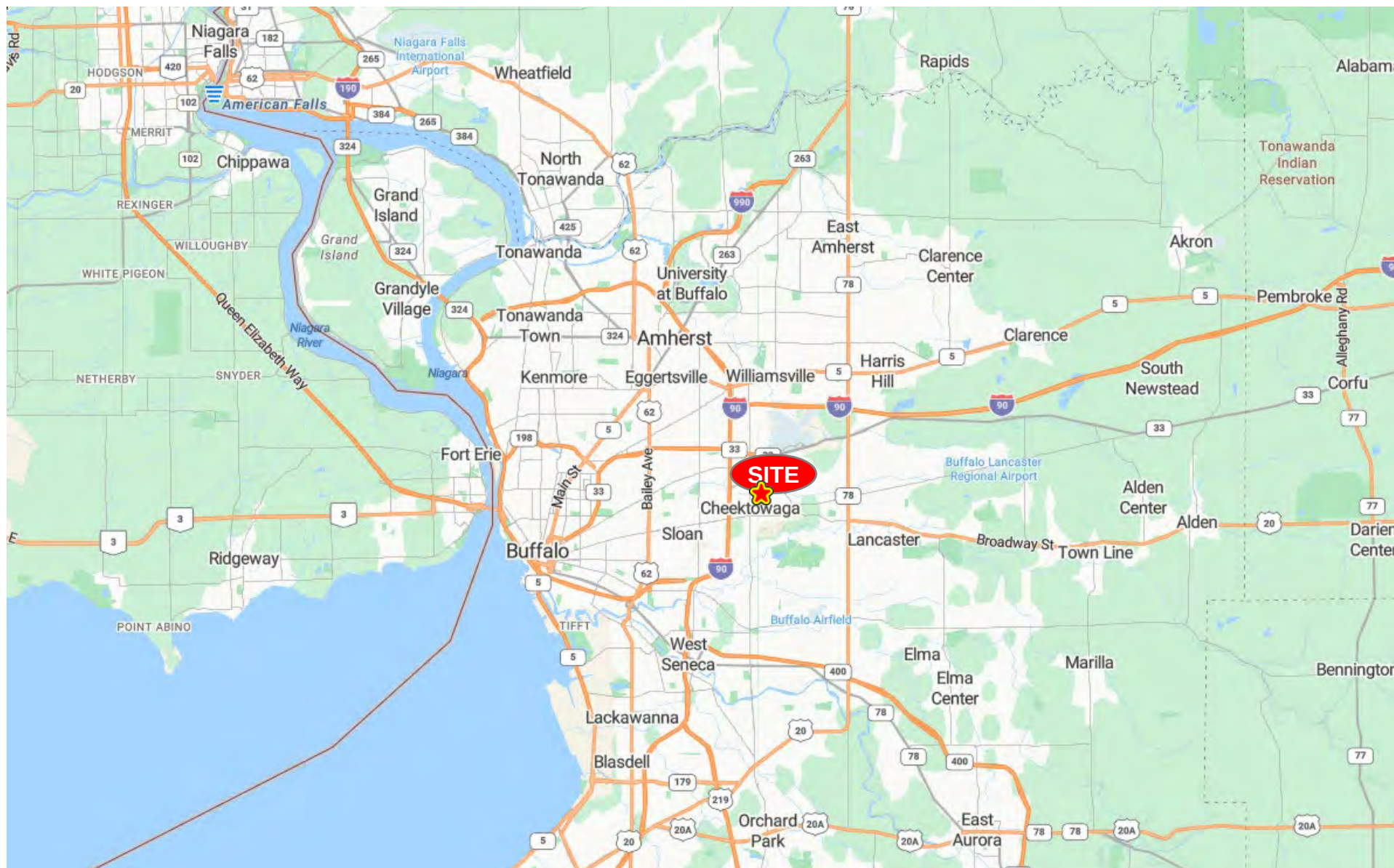


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**2345 Walden Avenue
Buffalo, New York**



Location Map

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Aerial



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Floor Plan