



AVAILABLE

HIGH PROFILE, 5.28± ACRE DEVELOPMENT SITE

Property Highlights

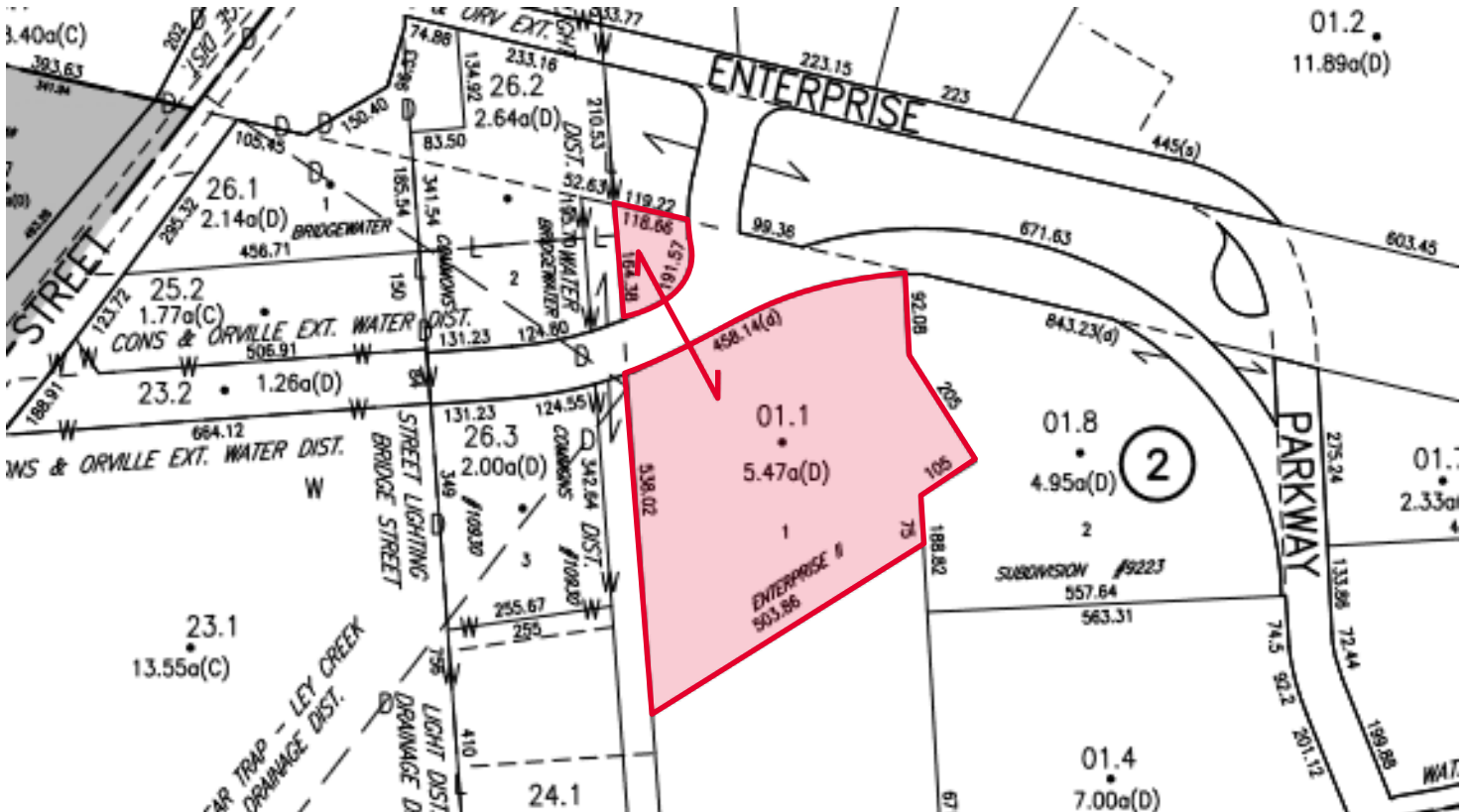
- Can be sold/leased as is or build to suit up to 41,532± SF
- Site is cleared, graded with detention ponds and access installed
- Brand new freestanding office/flex building approved
- Building can be identical to adjacent office building recently constructed or designed to user's standards
- Excellent exterior signage visible from Widewaters Parkway
- Exceptional access to interstates, Erie Boulevard East and Bridge Street retail corridor
- Amenities including personal services, auto services, restaurants, hotels and banking within a one-mile radius

EXCLUSIVE CONTACT

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**CUSHMAN &
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