


**FOR LEASE**

## 26,000 $\pm$ SF STANDALONE INDUSTRIAL BUILDING FOR LEASE

### Property Highlights

- Well-maintained single-tenant industrial building for lease
- 21,000 $\pm$  SF of warehouse/manufacturing space and 5,000 $\pm$  SF of office space (3,000 $\pm$  SF office in warehouse can be removed)
- Ceiling heights range from 14'-18'
- One (1) dock door and three (3) grade level doors
- 1200 Amp / 480V / 3-phase power
- Ability to expand the building by 18,000 $\pm$  SF
- Secure location in City of Buffalo industrial park
- Close proximity to US/Canada border and NYS Thruways
- Ideal For: manufacturing, warehousing, distribution

### Building Features

|                     |                      |
|---------------------|----------------------|
| Total Building Size | 26,000 $\pm$ Sq. Ft. |
| Lot Size            | 2.83 $\pm$ Acres     |

| Demographic         | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Population          | 15,227   | 148,783  | 359,013  |
| Average H.H. Income | \$54,641 | \$63,169 | \$76,109 |

Source: ESRI Business Analyst 2025

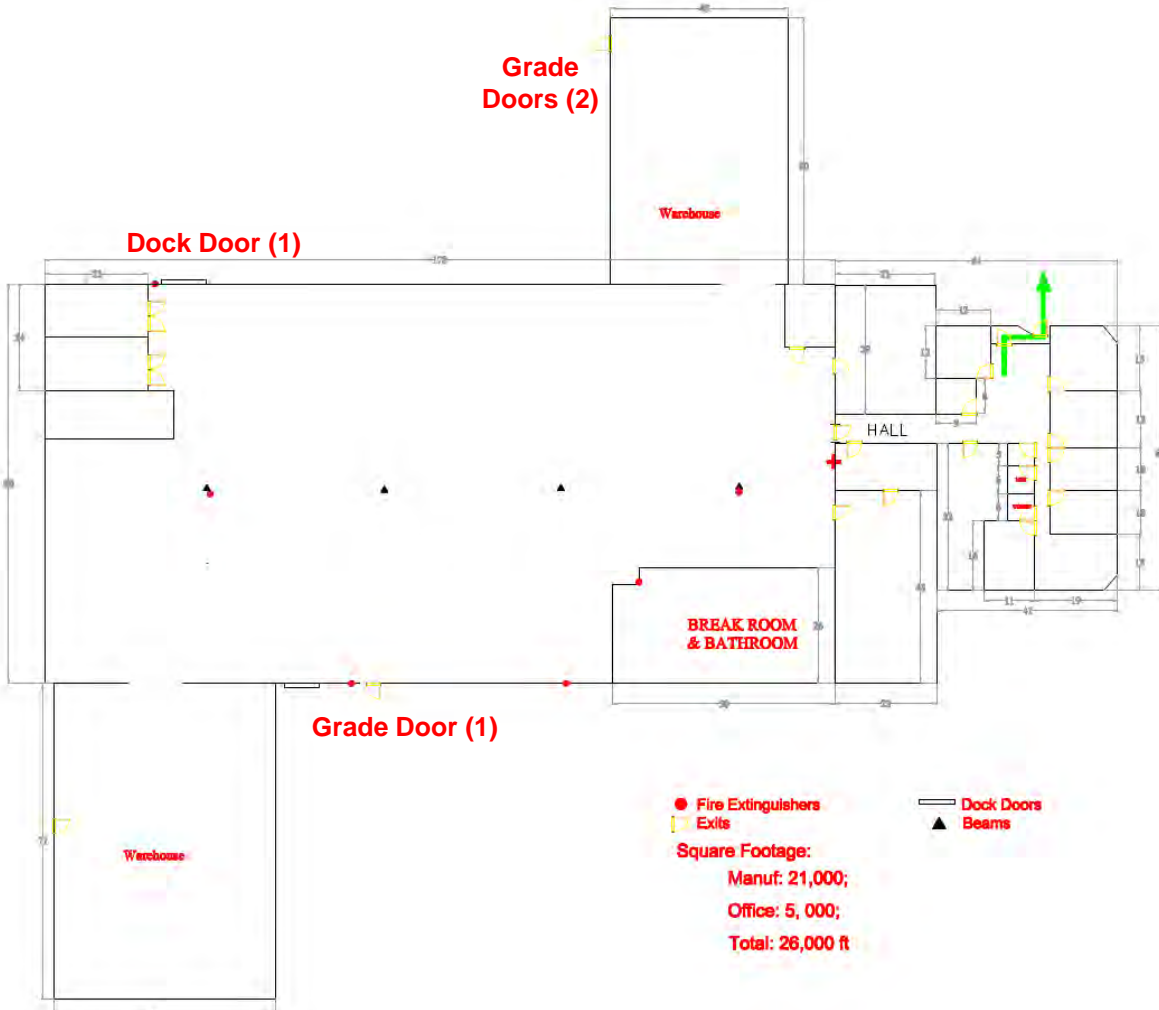
### EXCLUSIVE CONTACT

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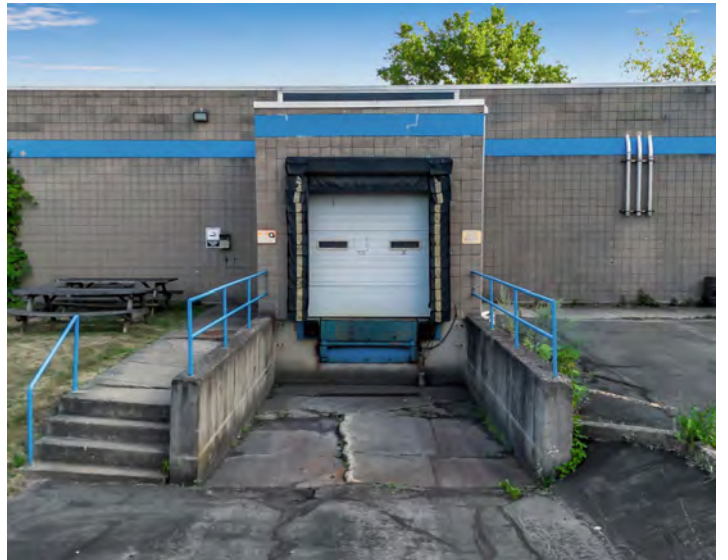
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Aerial



Floor Plan



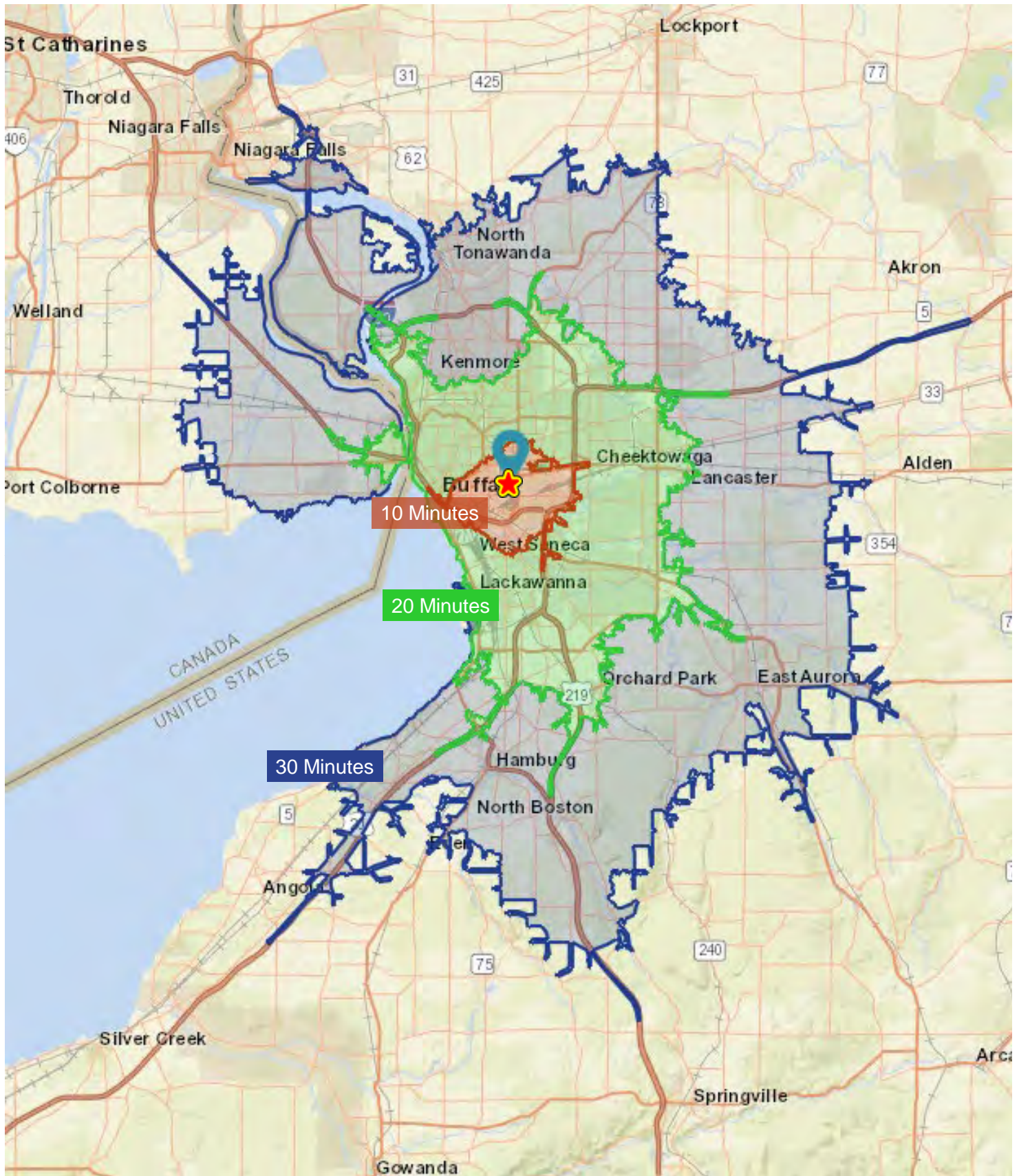
**Property Photos**

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**Property Photos**

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Drive Time Map