

**Well-Maintained Industrial Building****LOW
OPERATING
EXPENSES!****FOR LEASE**

18,000 $\pm$ SF TO 26,176 $\pm$ SF INDUSTRIAL SPACE FOR LEASE

Property Highlights

- 18,000 $\pm$ to 26,176 $\pm$ SF of industrial space 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

Space Available	18,000 $\pm$ to 26,176 $\pm$ Sq. Ft.
Total Building Size	26,176 $\pm$ 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

Richard Ryall Ledyard
Real Estate Salesperson

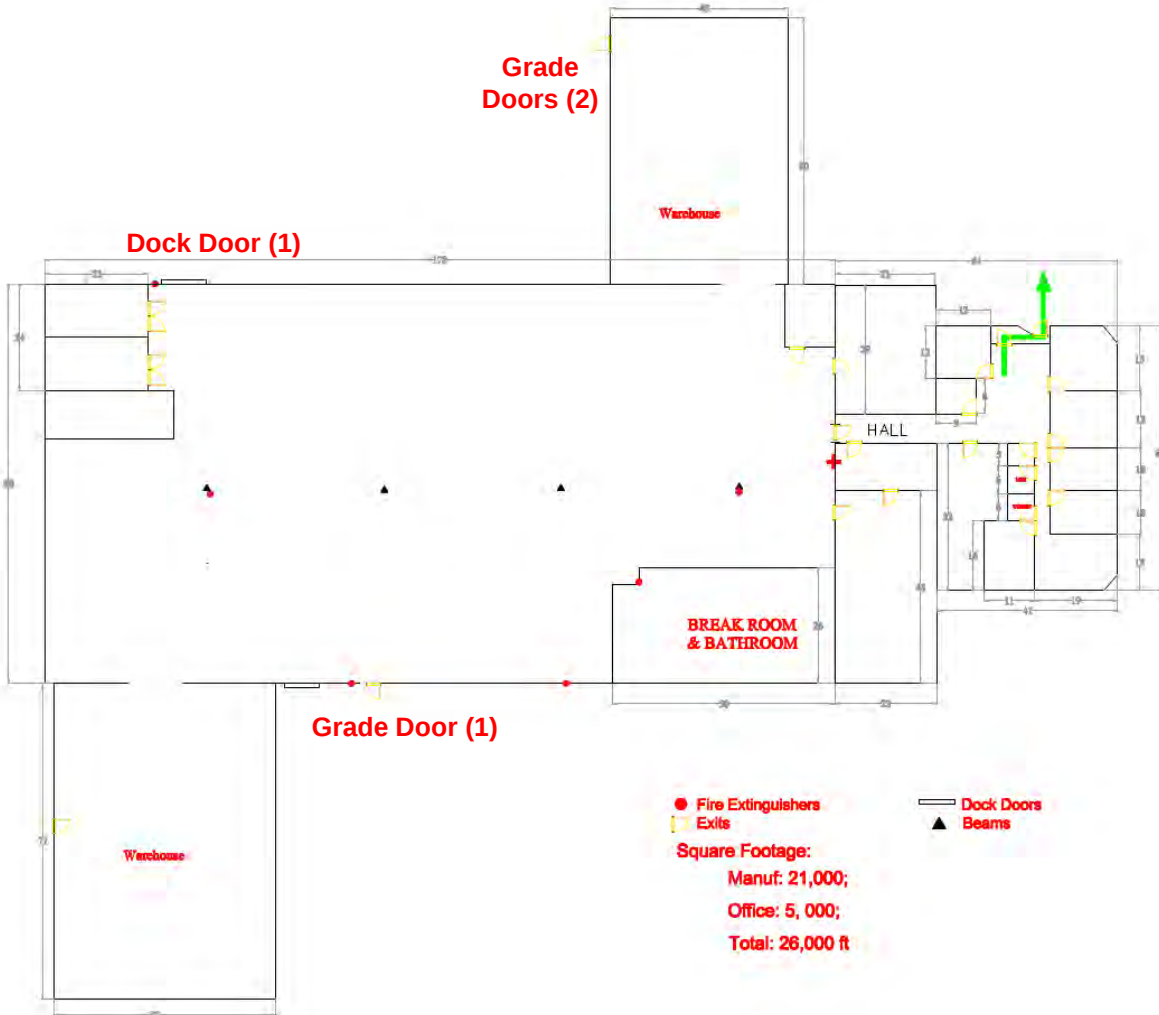
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Aerial



Floor Plan

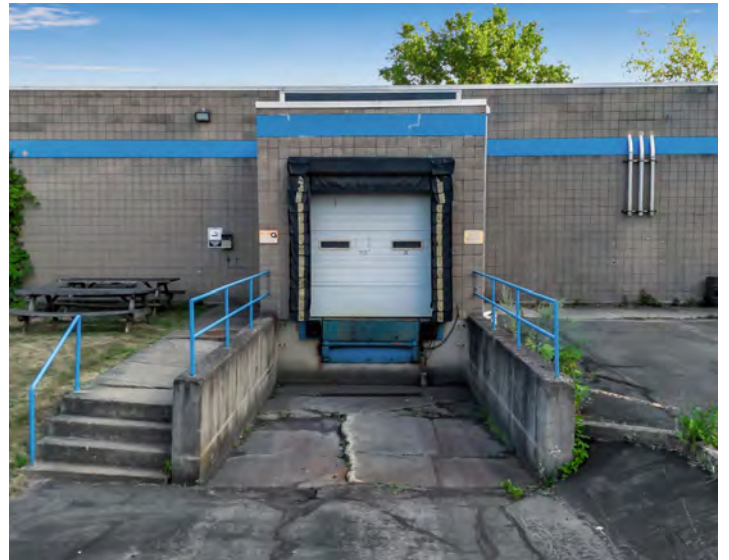


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WAKEFIELD**



**Pyramid Brokerage
Company**

**150 Bud Mil Drive
Buffalo, New York**



Property Photos

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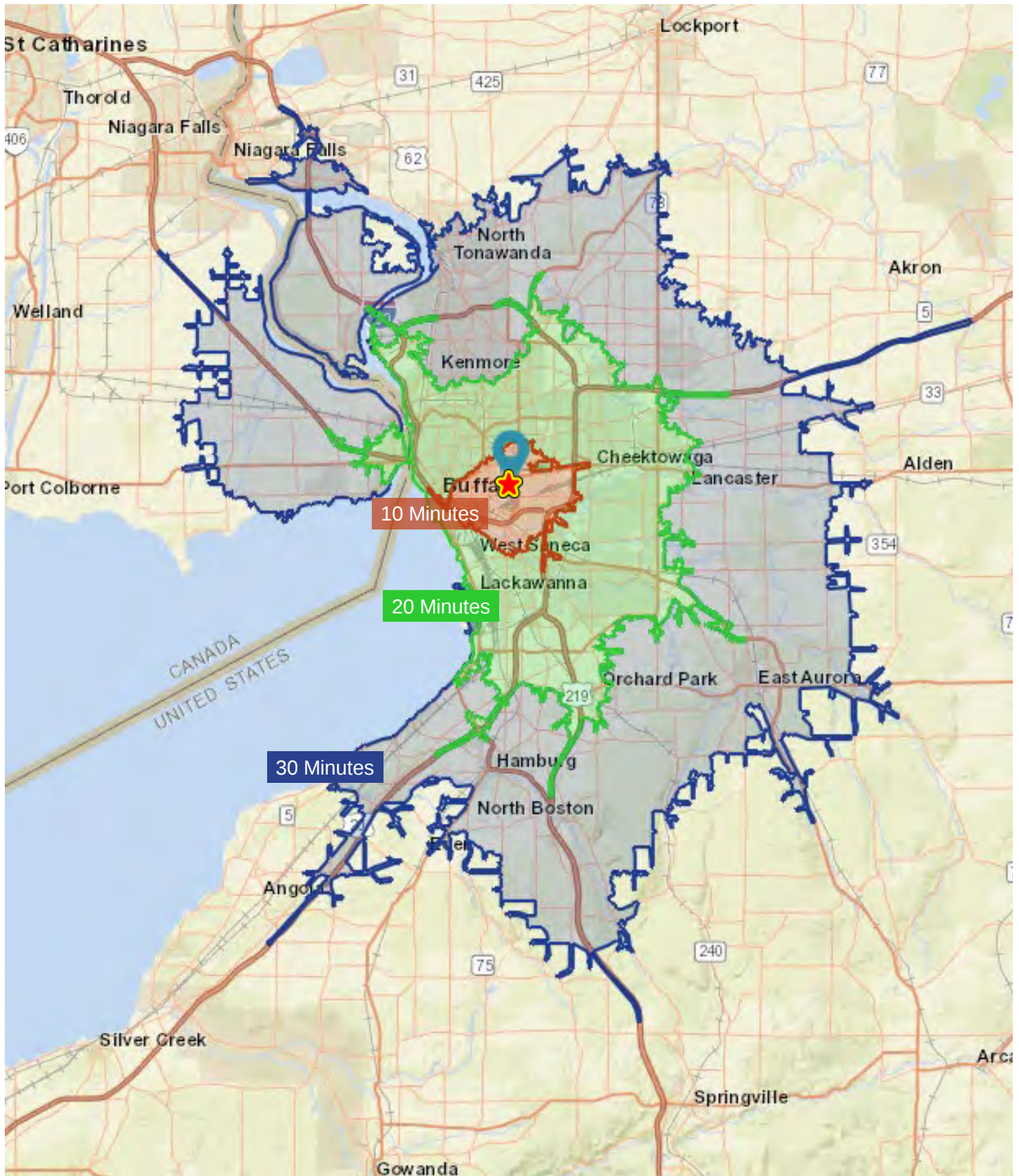
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Drive Time Map