


FOR LEASE

INDUSTRIAL WAREHOUSE SPACE

Property Highlights

- 7,125± SF for lease
- 6,500± SF warehouse, 625 SF office
- (1) 12 Ft grade-level door
- 200 Amp, 120/208V, 3-Phase Power
- Dedicated Breakroom/Restroom facilities
- 14'4" Clear Height
- Located in established Industrial corridor in the Buffalo-Niagara Market
- Convenient access to the I-290, I-190, and I-90
- Ideal for light manufacturing assembly, warehousing, and distributing users.

Building Features

Building Size	7,125± Sq. Ft.
Lot Size	1.40± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	9,375	54,725	134,868
Average H.H. Income	\$68,246	\$78,124	\$78,978

Source: ESRI Business Analyst 2026

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Aerial Map





**CUSHMAN &
WAKEFIELD**



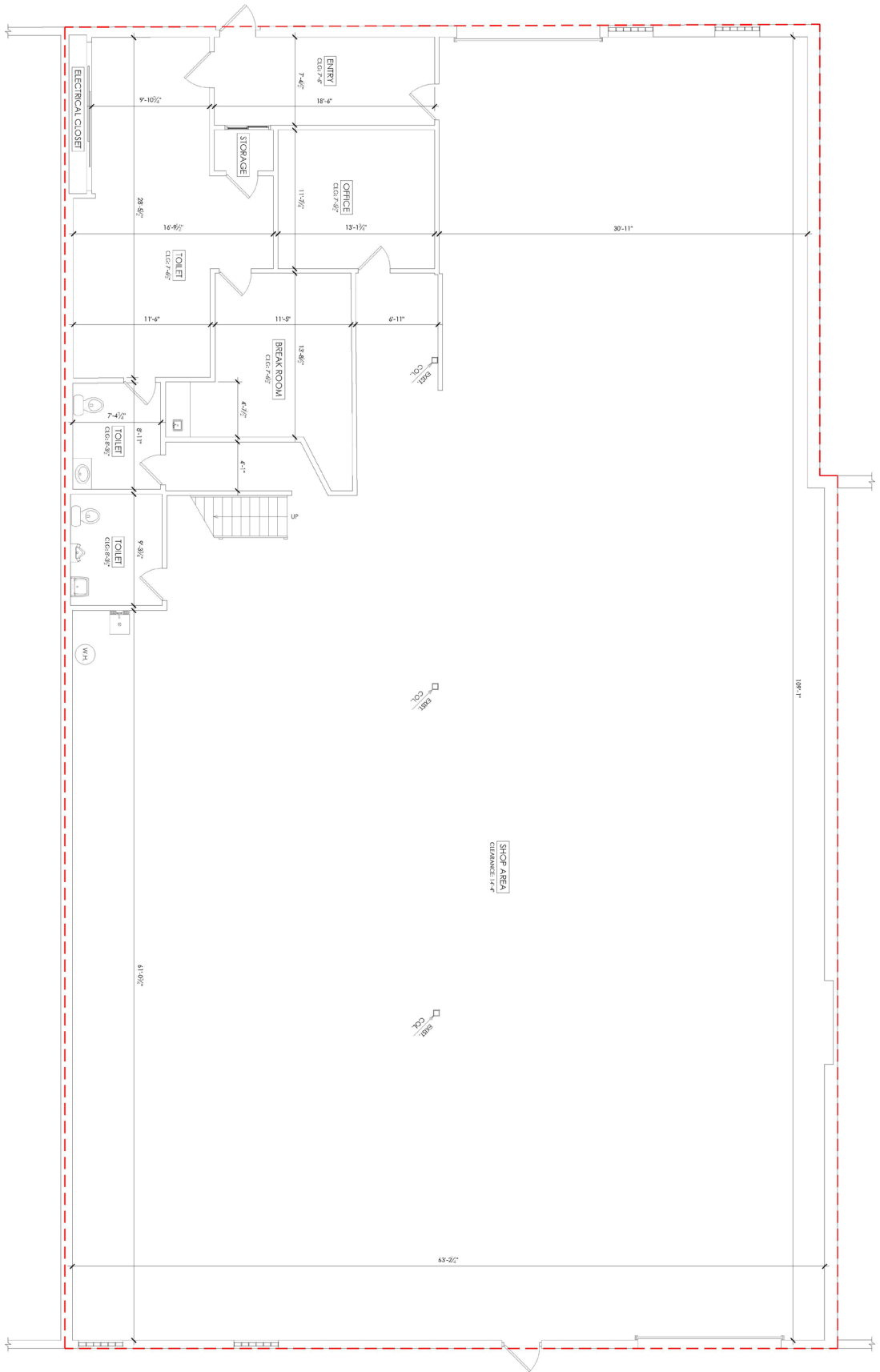
**Pyramid Brokerage
Company**

**63 Industrial Drive
North Tonawanda, NY**



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EXISTING FLOOR PLAN

SCALE

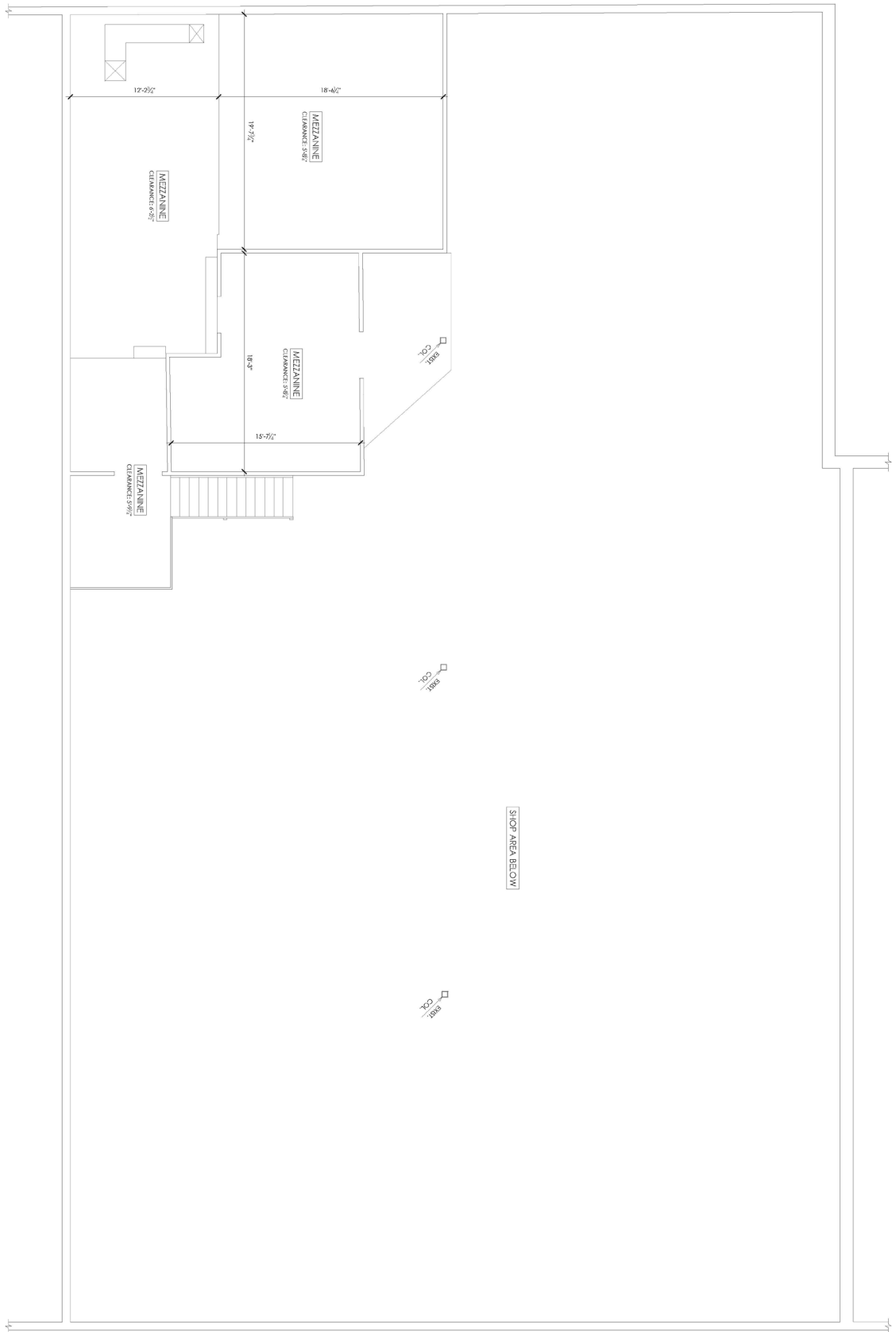
1/4" = 1'-0"



NORTH

LEASE AREA = 7,135.5

DRAWING NO. A100	DATE 10-22-2026		EXISTING FLOOR PLAN		BRADY ELECTRIC - SUITE 3 LEASE AREA 63 INDUSTRIAL DR. NORTH TONAWANDA, NY 14120				Proforma #####	REVISIONS	
										NO.	DATE
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EXISTING FLOOR PLAN

1/4" = 1'-0" (1/4")
NORTH

REVISIONS		
NO.	DATE	DESCRIPTION

NOTICE: Unauthorised Alterations of This Document are a Violation of Section 47(2)(a) of The Basic Education Law.

Project No. ###

EXISTING MEZZANINE PLAN

BRADY ELECTRIC - SUITE 3
LEASE AREA
63 INDUSTRIAL DR.
NORTH TONAWANDA, NY 14120

DATE: 10-22-2026

DRAWING NO. A101