CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

1927 Elmwood Avenue
Buffalo, NY



FOR SUBLEASE

37,348± SF WAREHOUSE SPACE

Property Highlights

- Recently renovated warehouse building
- Seven (7) dock doors and one (1) grade-level door
- All new building systems
- EFSR sprinklers
- LED lighting throughout
- Up to 27’ 4” clear heights
- Ample parking with ingress/egress to Elmwood Avenue and Botsford Street
- Prime Buffalo location
- Less than 2 miles from I-190
- Many area amenities and services nearby
- Ideal for: warehouse, distribution, manufacturing, and showroom

Building Features	
Building Size	50,115± SF
Lot Size	1.98± Acres
Available Space	37,348± SF

Demographic	1 Mile	3 Miles	5 Miles
Population	25,473	178,305	353,676
Average H.H. Income	$60,357	$66,908	$61,749

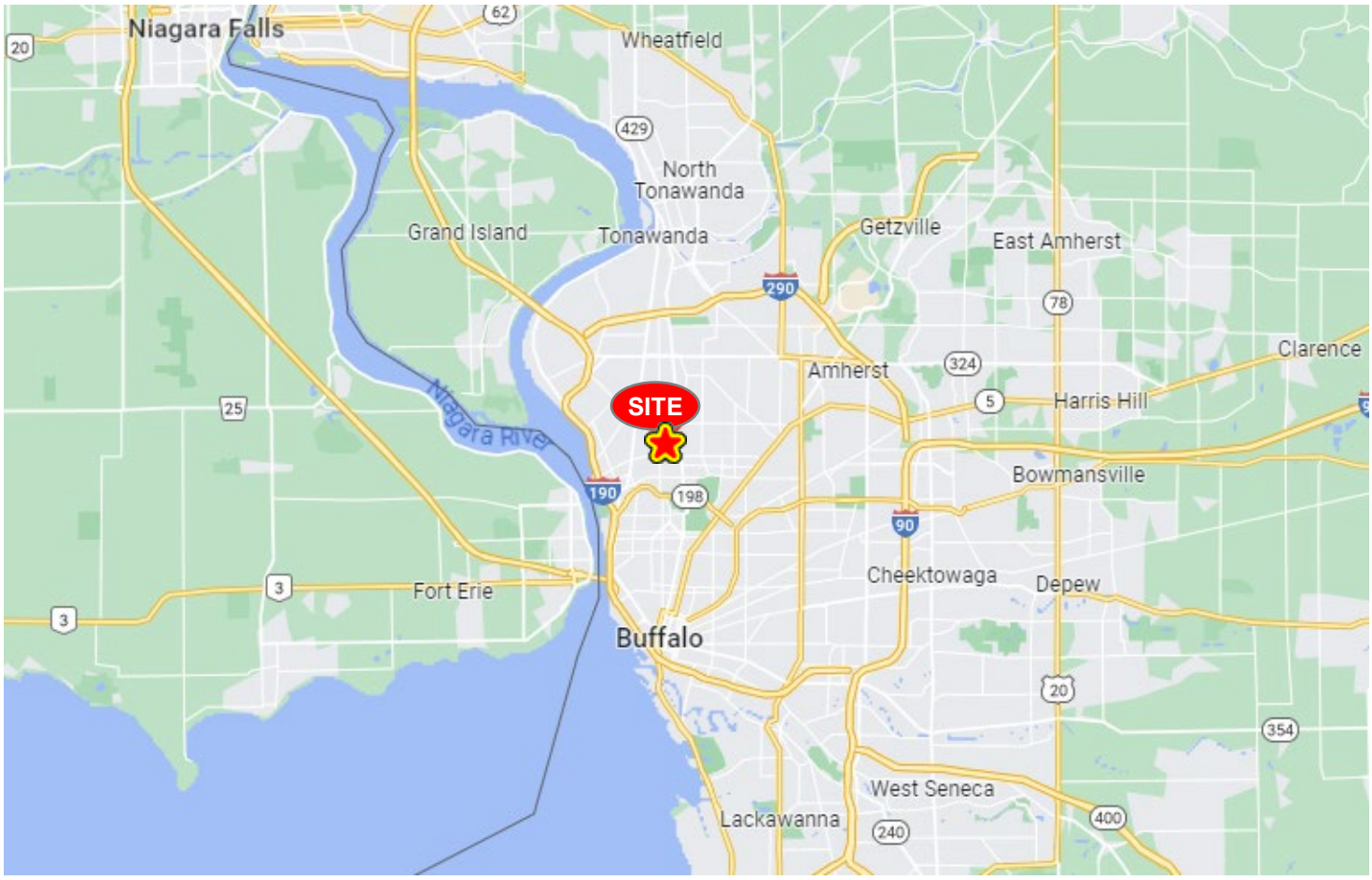
Source: ESRI Business Analyst 2026

EXCLUSIVE CONTACT

Robert H. Cowing III
Associate Real Estate Broker
+1 716 870 1011
rcowing@pyramidbrokerage.com

450 Corporate Parkway, Suite 102
Buffalo, New York 14226
+1 716 852 7500
pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

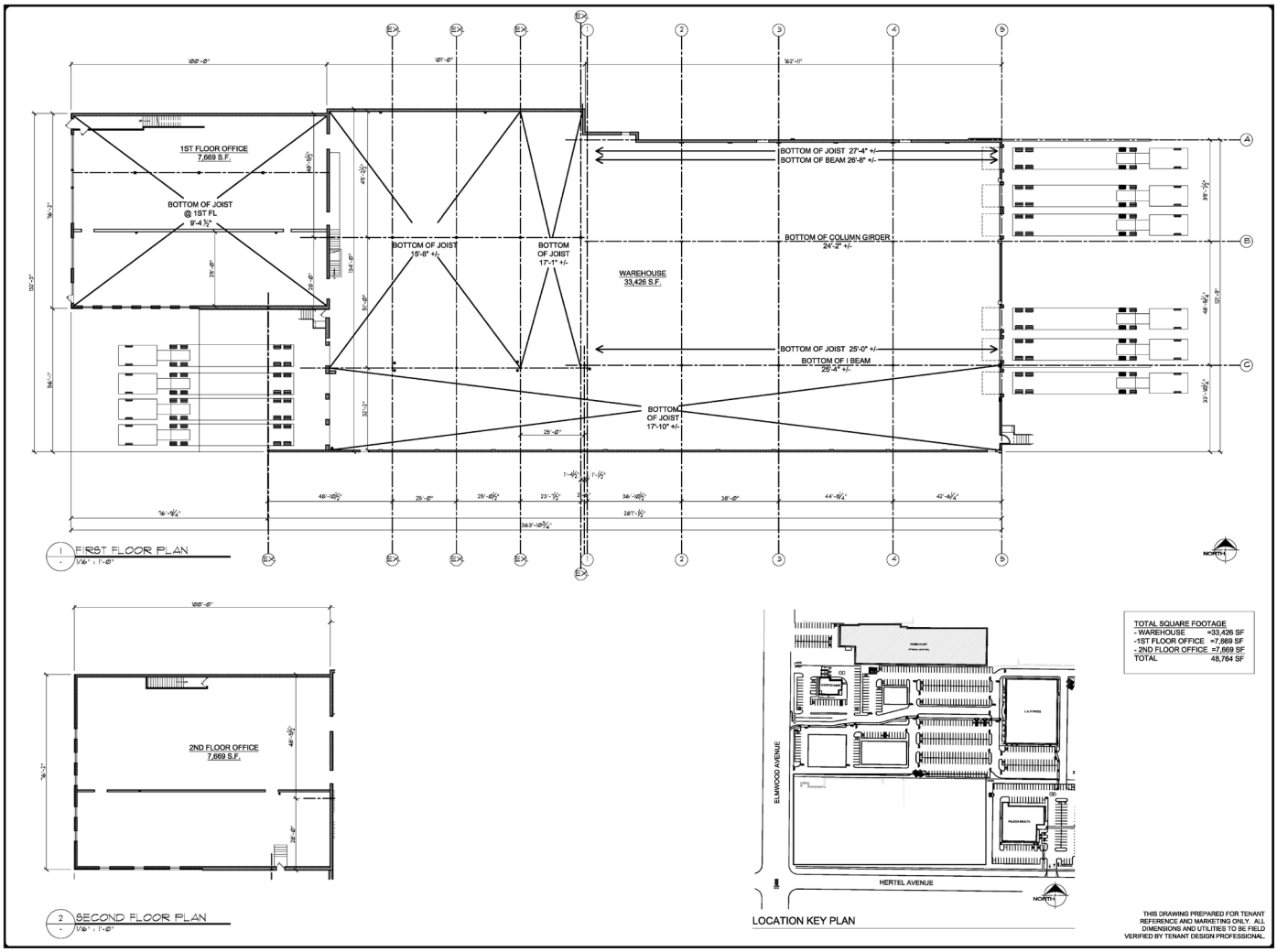


Location Map



Aerial Map

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



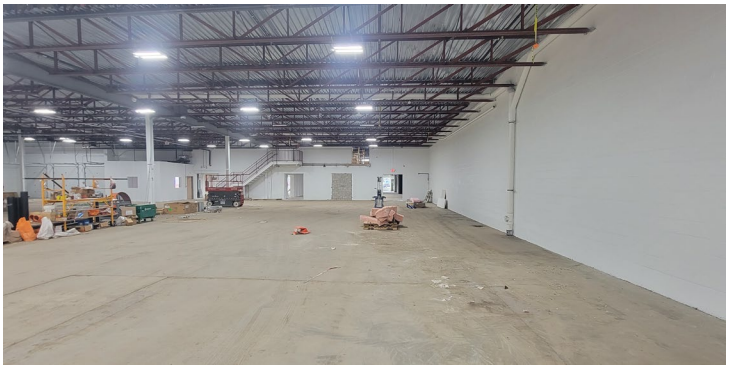
Floor Plan

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



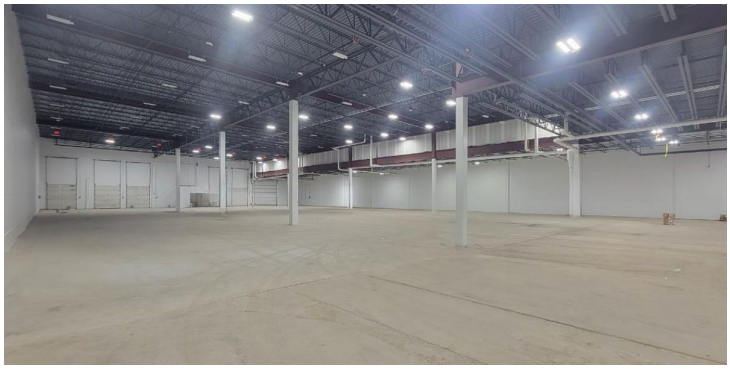












Property Photos

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.