

FOR SALE OR LEASE

2117 Old Union Road
Cheektowaga, NY 14227



Cheektowaga Manufacturing/Warehouse Space



22,750 \pm SF Industrial Opportunity

Property Highlights

- Industrial opportunity in premier Cheektowaga location
- 18,950 \pm SF of manufacturing/warehouse space and 3,800 \pm SF of office space
- Fenced outdoor storage/secured yard
- 3-phase heavy power
- 28' clear ceiling heights
- Three (3) 10-ton cranes with 25' underhook
- Two (2) 17'x17' and one (1) 12'x14' overhead grade level doors
- Centrally located off Union Road in Western New York
- Easy access to NYS I-90 and Route 400
- Ideal for: storage/warehouse, manufacturing, light assembly

Building Features

Building Size	22,750 \pm Sq. Ft.
Total Lot Size	7 \pm Acres
Zoning	M2

Contact

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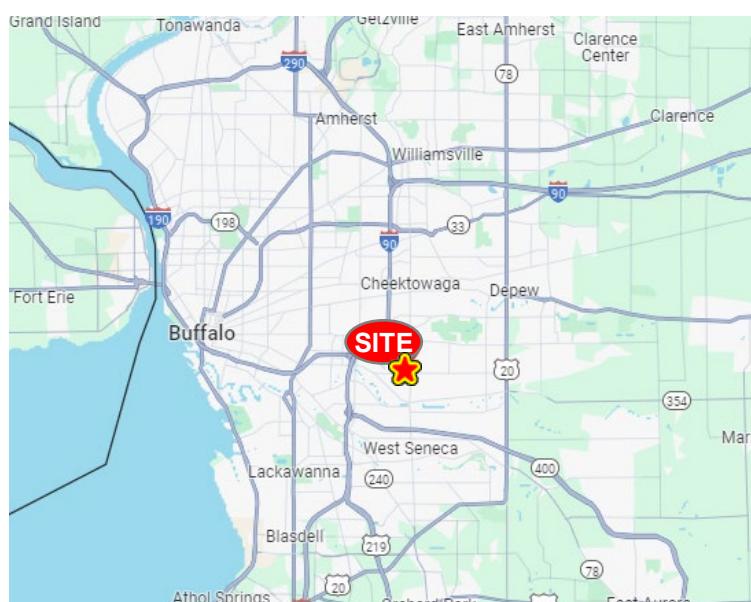
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CUSHMAN &
WAKEFIELD

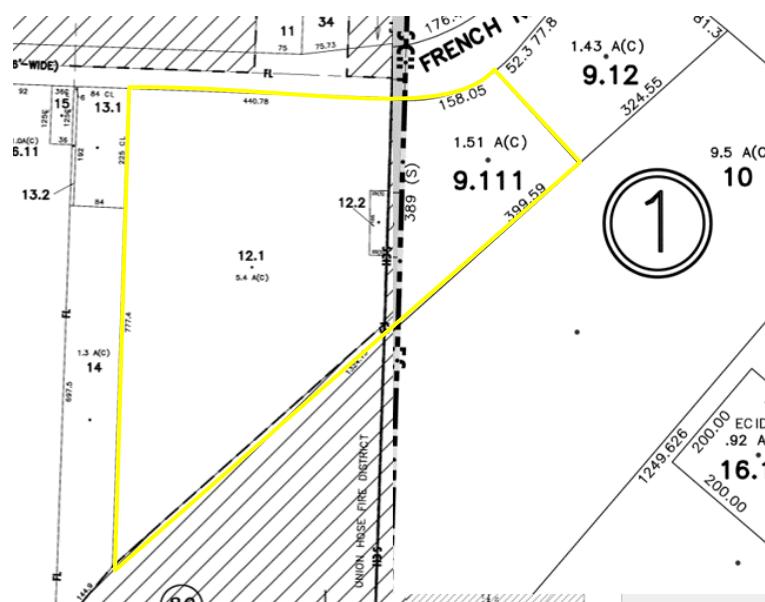
Pyramid Brokerage
Company



Property Aerial



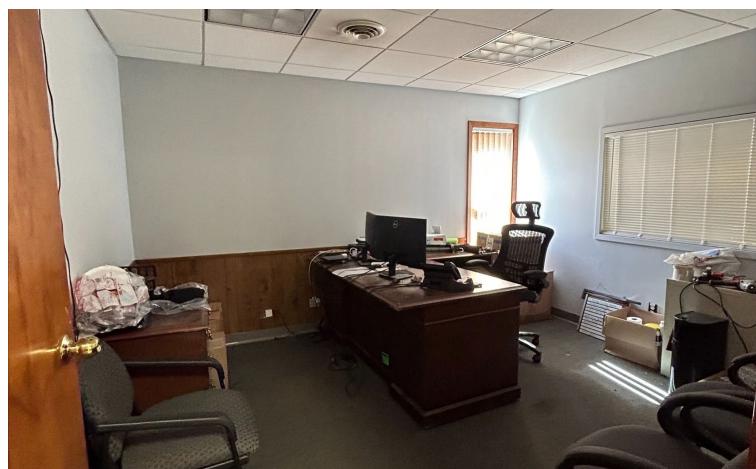
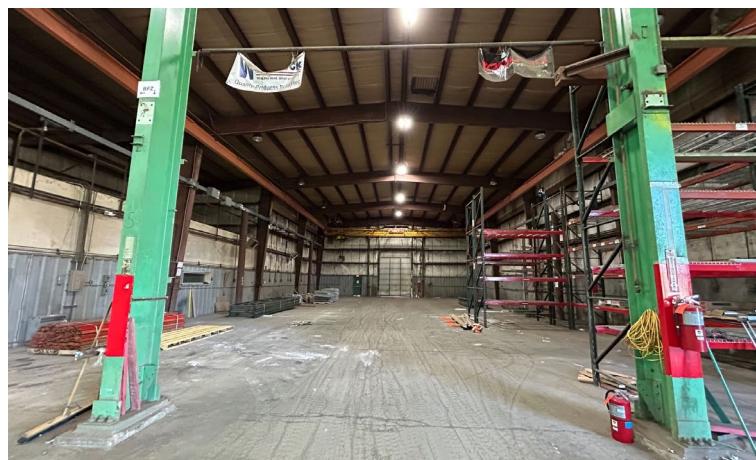
Location Map



Tax Map

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Property Photos