

# 2250 Military Rd - Warehouse

Tonawanda, NY 14150



## OFFERING SUMMARY

Available SF:	1,875 SF
Lease Rate:	Call for More Details
Lot Size:	2.68 Acres
Year Built:	1968
Building Size:	60,000 SF
Zoning:	Commercial

## PROPERTY OVERVIEW

Warehouse space currently available for lease consisting of approximately 1,875+/- SF. With access from the side and rear of the building the space is ideal for any business that needs both office/administration space as well as warehouse/storage areas. Large waiting room with two private offices plus a breakroom makes accommodating office space with multiple access points into the warehouse space. Two separate dock doors allows easy shipping and receiving. 16' ceiling heights with a hanger heater in the warehouse area. Fully sprinklered wet system inside the space. Owner covers electrical in utilities. Excellent exposure on Military Road. Great opportunity for any business looking to create their own space.

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### LOCATION DESCRIPTION

Property is located just north of the NYS Thruway I-290. The Property has excellent visibility and has great access to Military road, which has an average daily traffic count of approximately 17,000 +/- vehicles. 3 mile population of approximately 93,259 +/- persons. Easily accessible to downtown Buffalo, Niagara Falls, and all major roadways around the Western new York area.

### PROPERTY HIGHLIGHTS

- Warehouse Space For Lease
- 2 Dock Doors
- Office Space and Warehouse Areas
- Hanger Heat
- Landlord Pays Electric

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,843	44,428	110,139
Total Population	10,652	96,203	255,112
Average HH Income	\$71,203	\$86,199	\$87,843



**RICK RECCKIO**  
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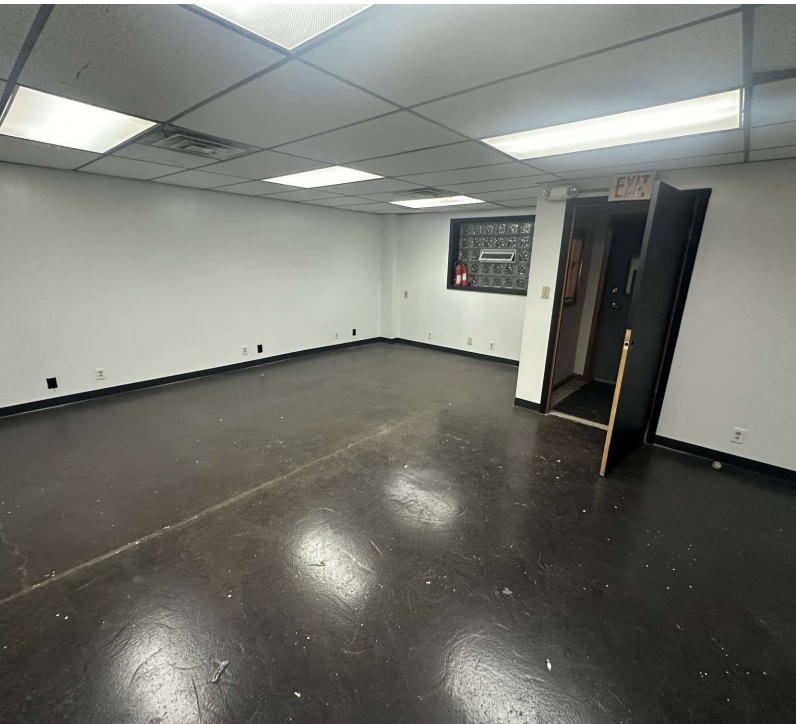
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
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ADDITIONAL PHOTOS

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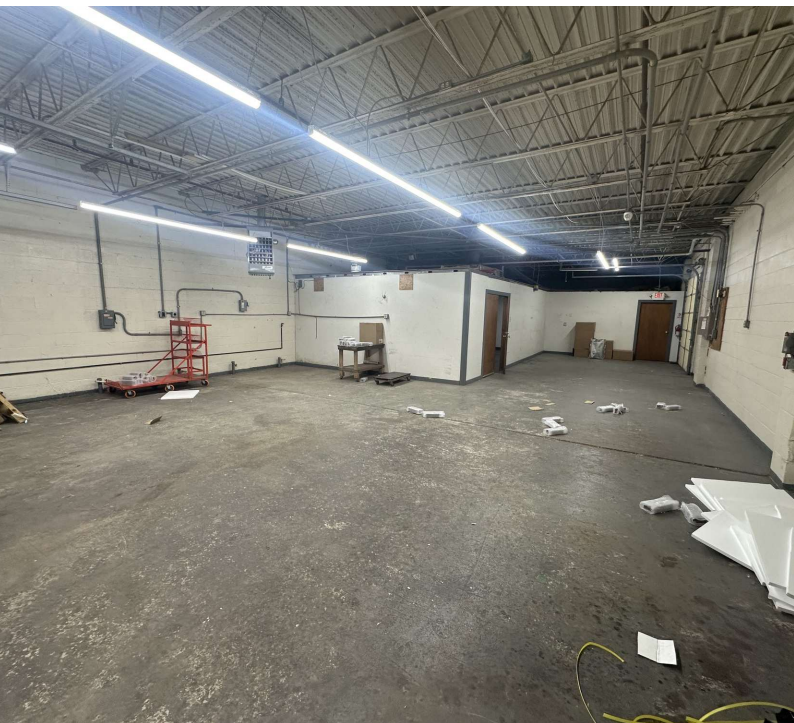
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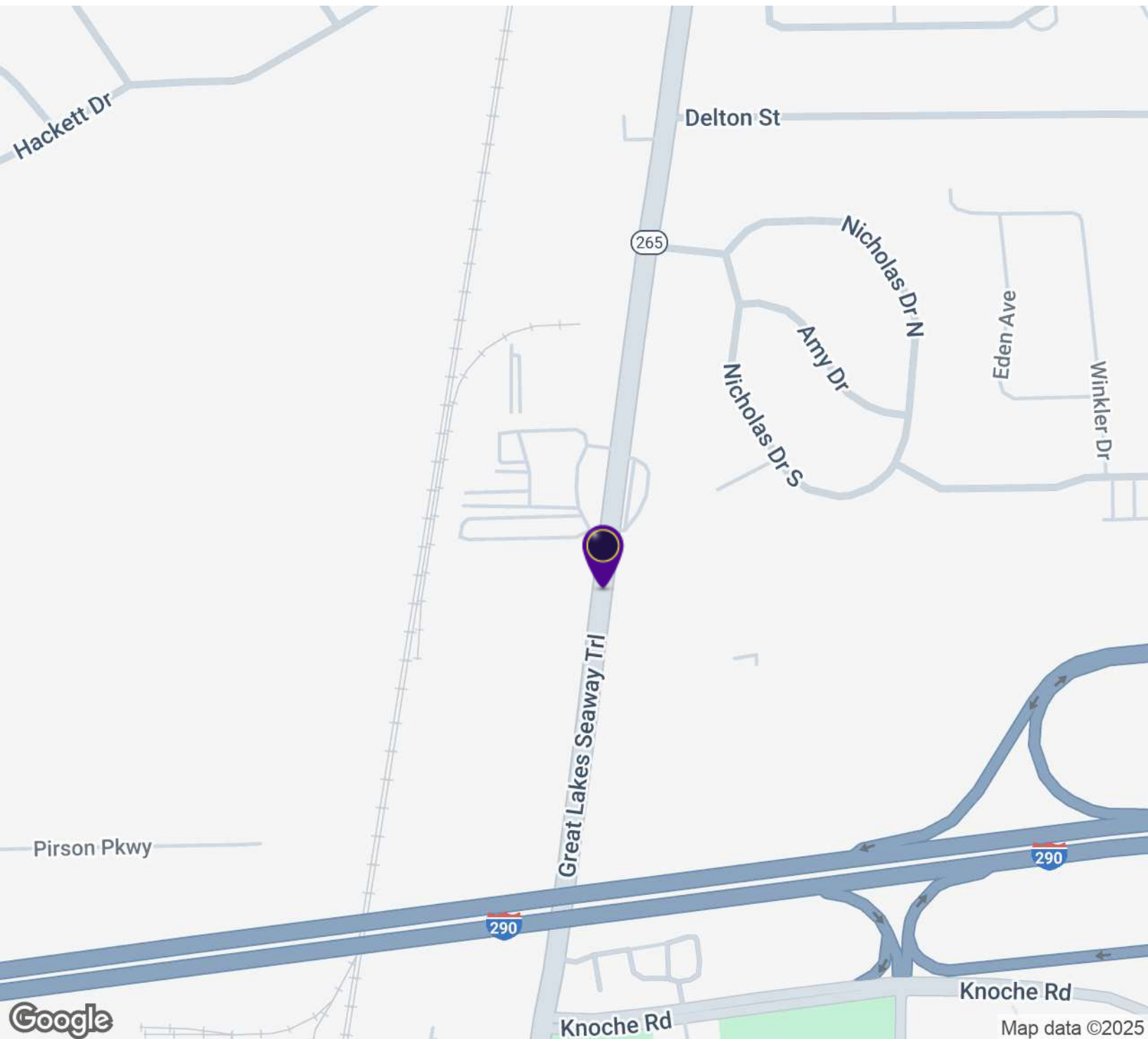
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## LOCATION MAP

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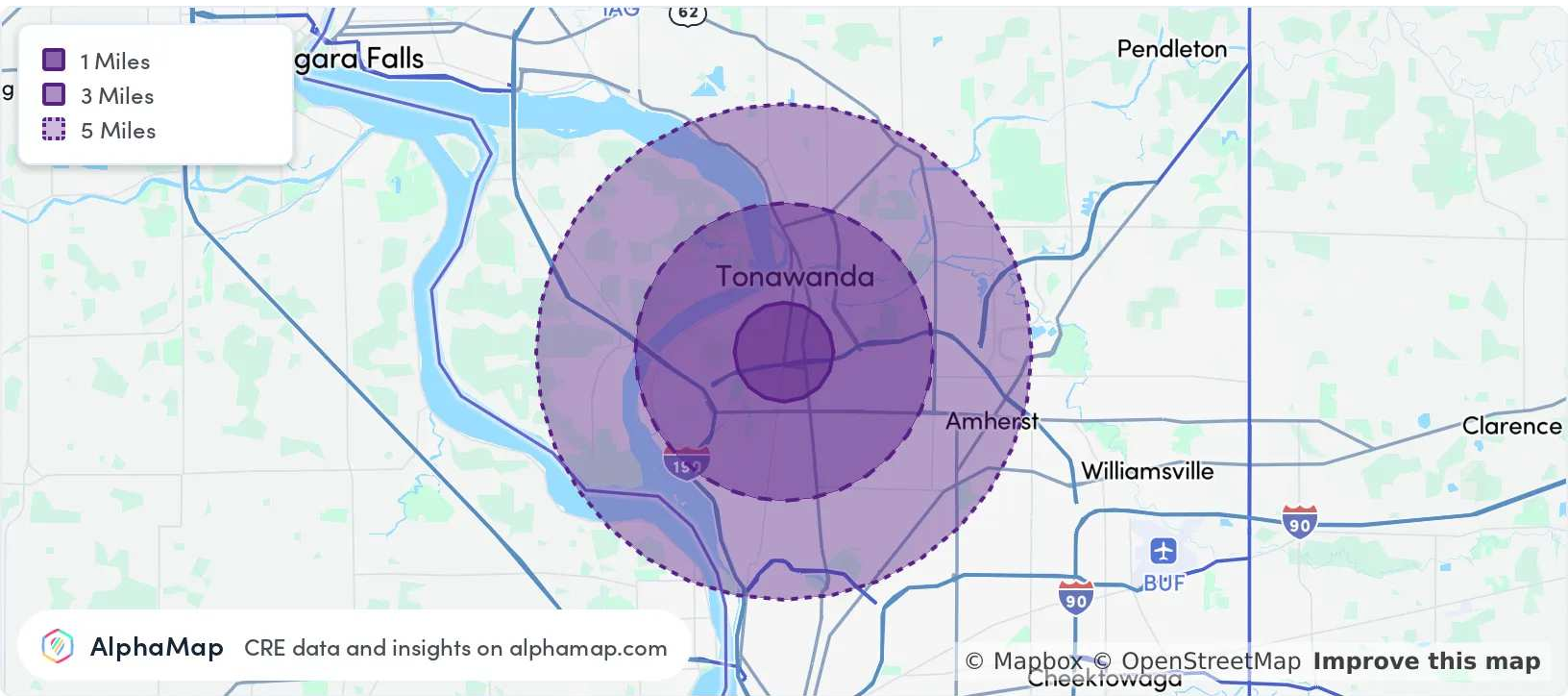
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,652	96,203	255,112
Average Age	44	43	41
Average Age (Male)	43	42	39
Average Age (Female)	46	45	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,843	44,428	110,139
Persons per HH	2.2	2.2	2.3
Average HH Income	\$71,203	\$86,199	\$87,843
Average House Value	\$195,606	\$225,780	\$259,395
Per Capita Income	\$32,364	\$39,181	\$38,192

Map and demographics data derived from AlphaMap