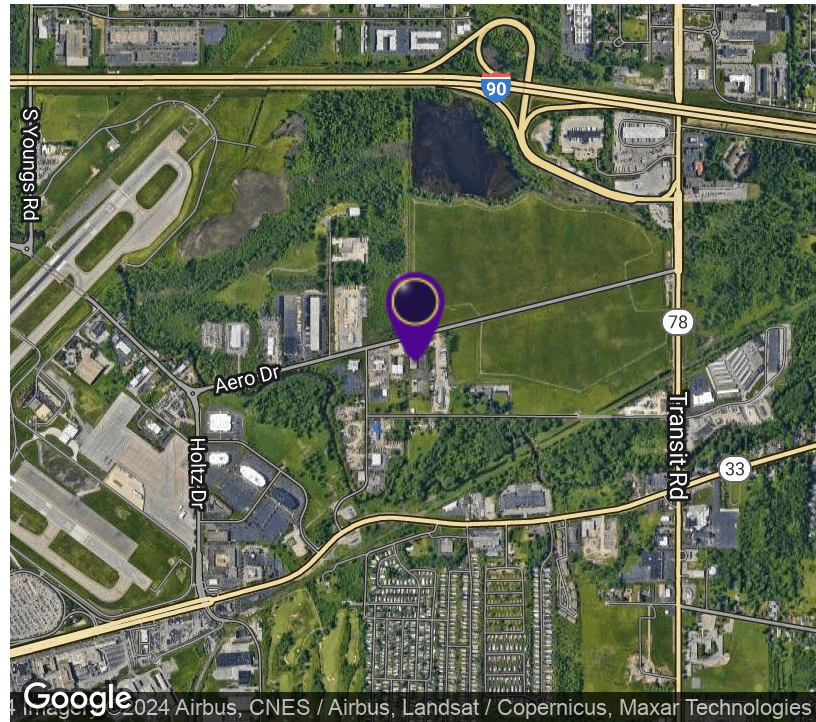


# Warehouse-Industrial Uses

999 Aero Drive, Cheektowaga, NY 14225



## OFFERING SUMMARY

Available SF:	12,300 SF
Lease Rate:	\$7.95 SF/yr (+\$2.00 NNN plus Utilities)
Lot Size:	1.0 Acres
Year Built:	2022
Building Size:	12,300 SF
Zoning:	Industrial

## PROPERTY OVERVIEW

This newly constructed warehouse building 12,300+/- SF. Has 18' ceiling height. Three (3) 14' x 12' wide Drive In doors. 6' thick concrete floor, interior floor drains can be added if needed, some radiant heat. plenty of new paved parking. Building dimensions 72' x 165'. Parking lot dimensions 125' x 185', all Black-top Area can be shared for parking. Lease Price \$ 7.95 + \$2.00 NNN plus Utilities.

## LOCATION OVERVIEW

Located just west off Transit Rd. and east of Cayuga Rd. between Wehrle Dr. and Genesee St. minutes from Buffalo Niagara International Airport and just south of NYS Thruway I-90 Depew Exit 49.

## PROPERTY HIGHLIGHTS

- 12,300+/- SF
- Three (3) 14' x 12' Drive In doors
- Close proximity to Buffalo Airport & NYS Thruway Exit 49 Depew
- 6" Thick Concrete Floors
- Radiant Heat
- Floor Drains
- 3 Phase Power Available



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

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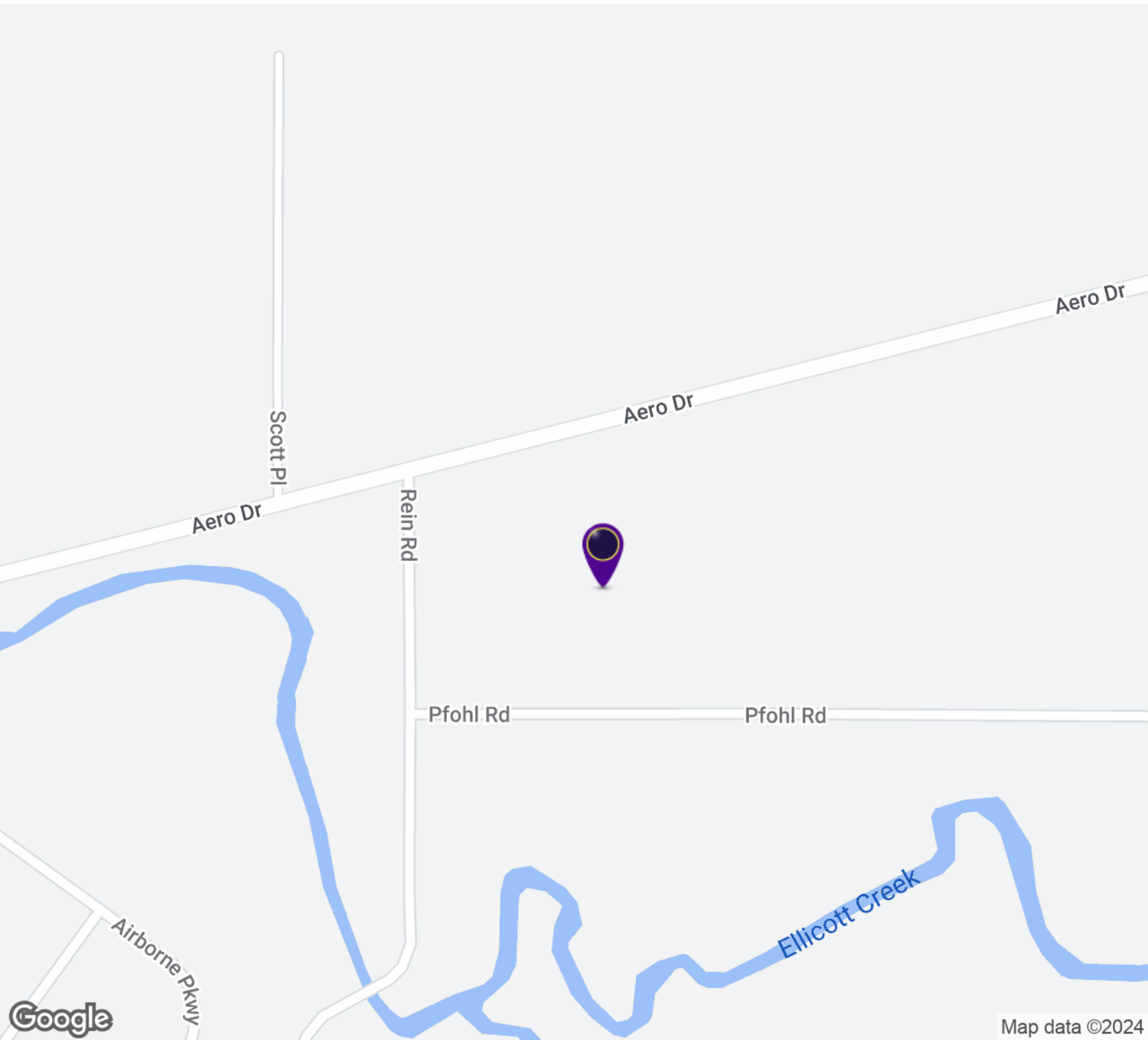


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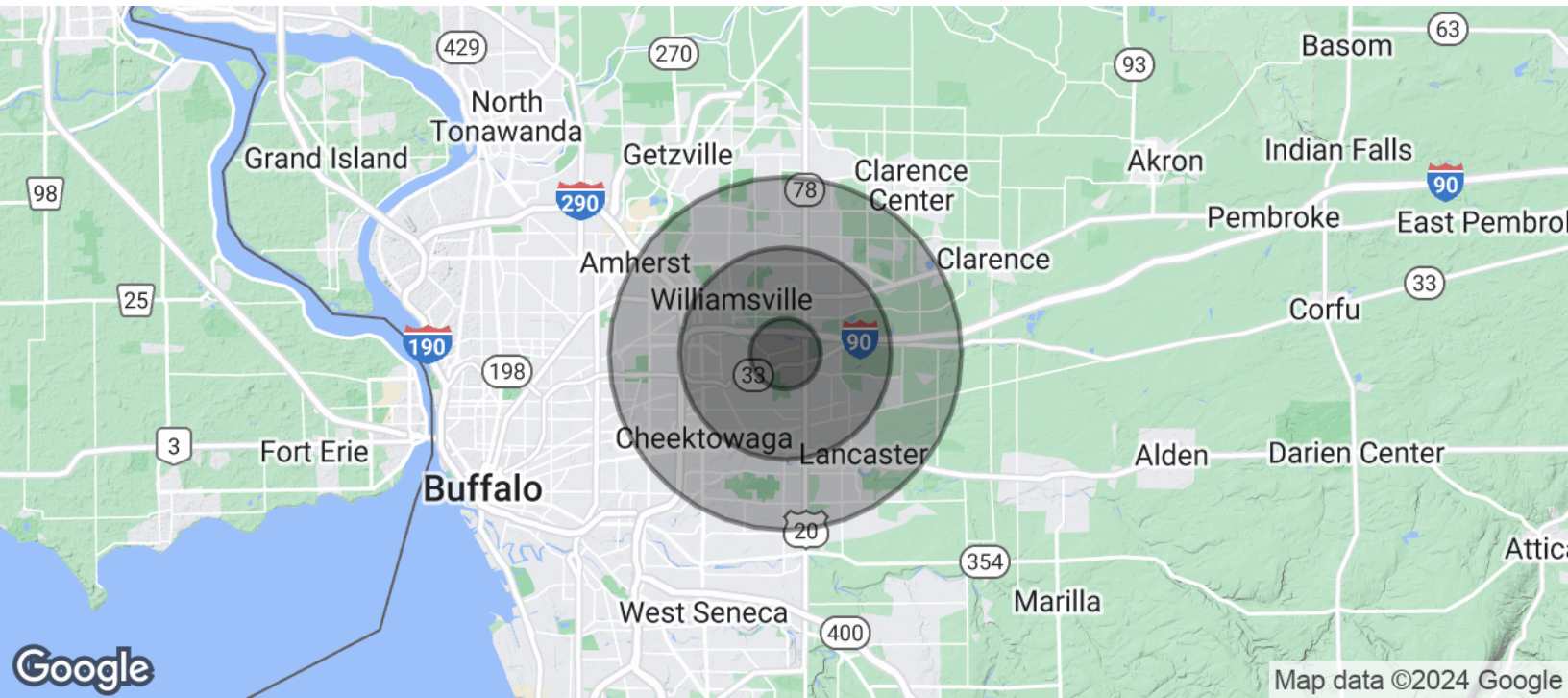


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,397	62,236	181,190
Average Age	52.6	42.8	43.2
Average Age (Male)	53.1	41.6	41.3
Average Age (Female)	50.7	45.0	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,834	29,397	82,657
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$64,722	\$78,963	\$85,932
Average House Value	\$91,690	\$163,400	\$176,677

2020 American Community Survey (ACS)



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