

Price Reduced - Light Industrial Warehouse Space for Lease  
3180 Genesee Street, Cheektowaga, NY 14225

**LEASE RATE****\$3,995.00 PER MONTH****OFFERING SUMMARY**

Available SF:	1,200 & 6,000 SF
Lease Rate:	\$3,995.00 per month (1st Floor Garage; NNN)
Lot Size:	0.53 Acres
Year Built:	1971
Building Size:	7,200 SF
Zoning:	Light Industrial

**PROPERTY OVERVIEW**

New on market a Light Industrial warehouse space for lease. This spacious building offers 7,200+/- SF of prime commercial space, making it ideal for a variety of businesses. Located in a convenient location, this warehouse space provides easy access to major highways and transportation routes. One of the key features of this warehouse is the ample parking available. With 16 paved parking spaces, in front of building and additional parking in rear of building, your employees and clients will have no trouble finding a spot. The first floor offers 6,000+/- SF with a reception area that is welcoming and provides a professional first impression for your business. Inside the building, you will find four bathrooms for the convenience of your staff and visitors. Additionally, there are two offices and a conference room, providing dedicated spaces for meetings and private work. The second floor offers 1,200+/- SF with a private office and bathroom and could be available. The building also includes a 14' high drive-in door for easy loading and unloading. Another advantage of this warehouse space is the signage with excellent visibility. This will help your business stand out and attract potential customers. Whether you are in need of storage space, a distribution center, or a workshop, this light industrial warehouse is the perfect solution. Also includes a paint booth.



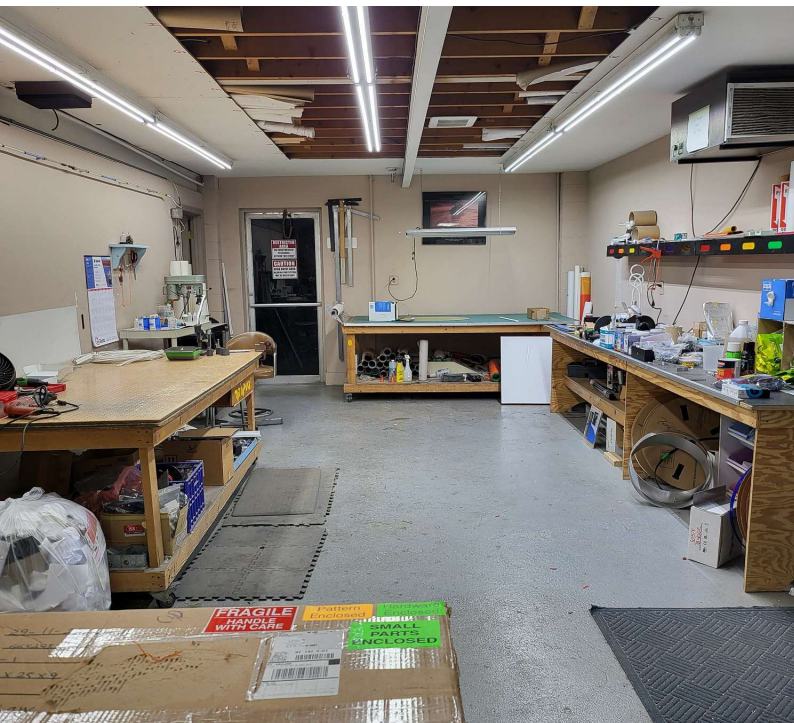
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4455 TRANSIT ROAD, SUITE 3B  
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### LOCATION DESCRIPTION

Minutes off NYS Thruway I-90 and Kensington Expressway. Two nearby connections to the NYS Thruway and quick links to the retail bustle of Amherst and Williamsville, surrounded by several hotels within a 2 mile radius of Genesee St.

### PROPERTY HIGHLIGHTS

- 7,200+/- SF Light Industrial Warehouse Space, 6,000+/- SF on First Floor, 1,200+/- SF on the Second Floor
- 16 Paved Parking Spaces in front and additional parking in rear of building
- Reception Area
- 4 Bathrooms
- 2 Offices
- Conference Room
- Two 14' High Drive-In Doors
- 25' Ceiling Height
- Signage with Excellent Visibility
- Lot Size: 85' x 289' 0.53 Acres



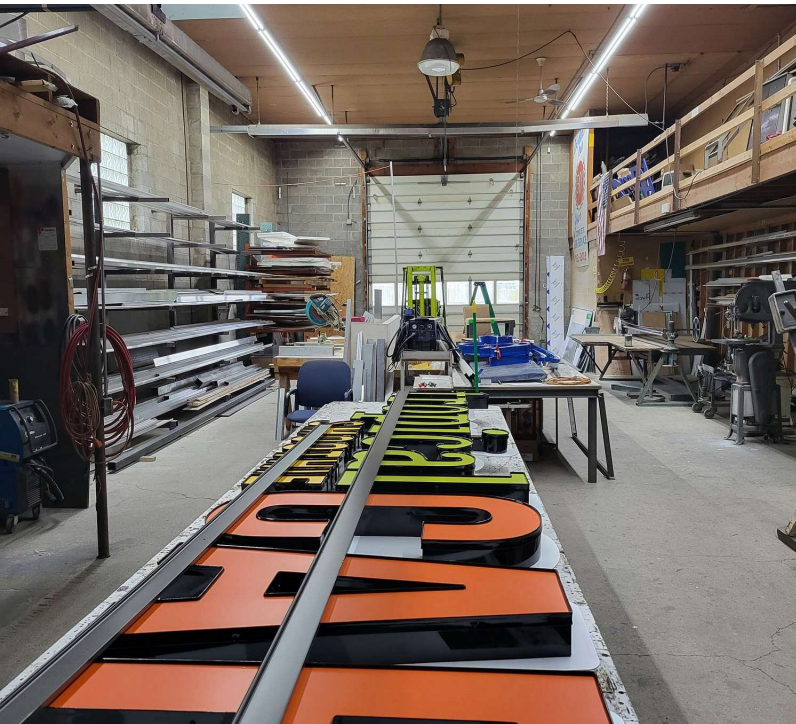
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## ADDITIONAL PHOTOS

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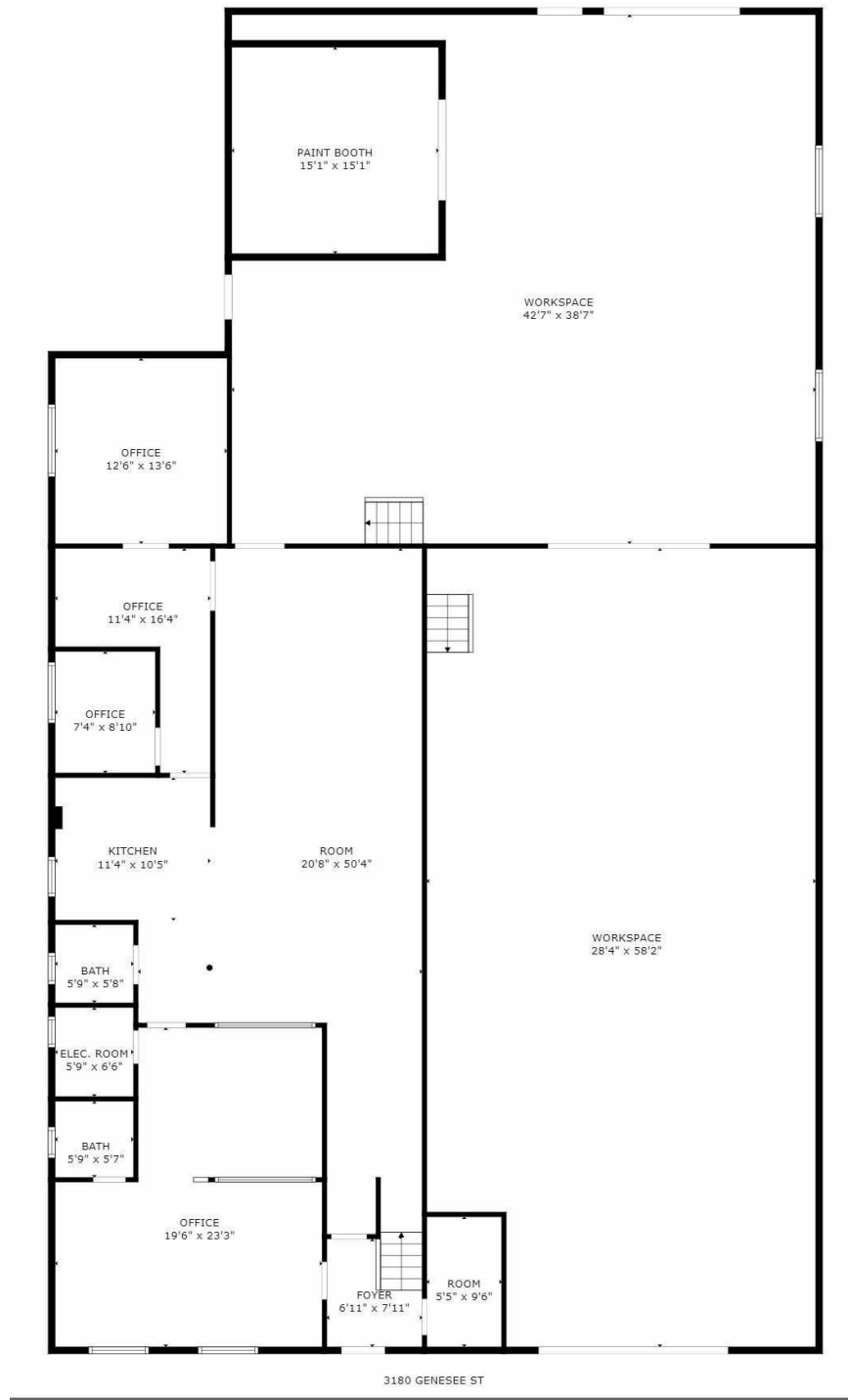


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## FLOOR PLANS

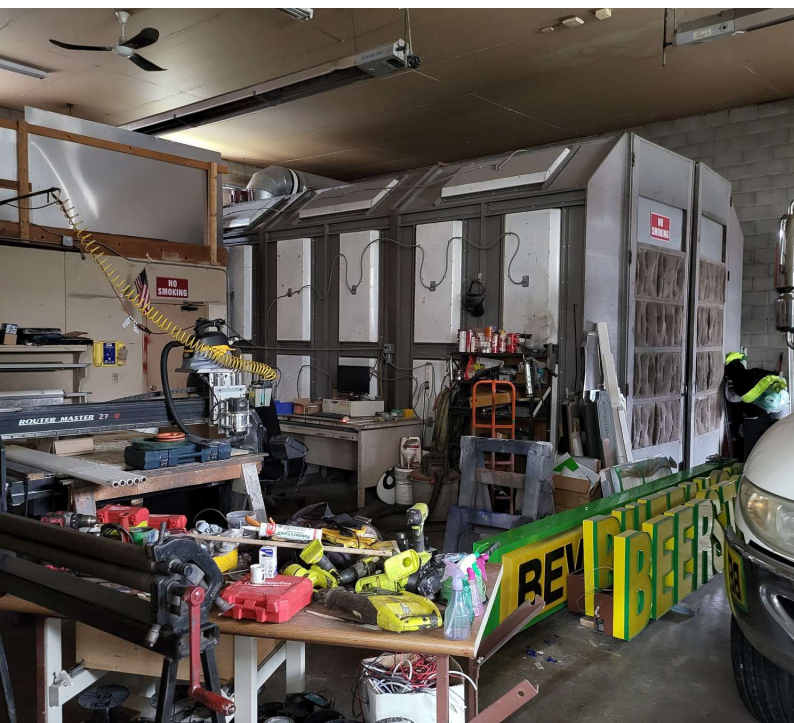
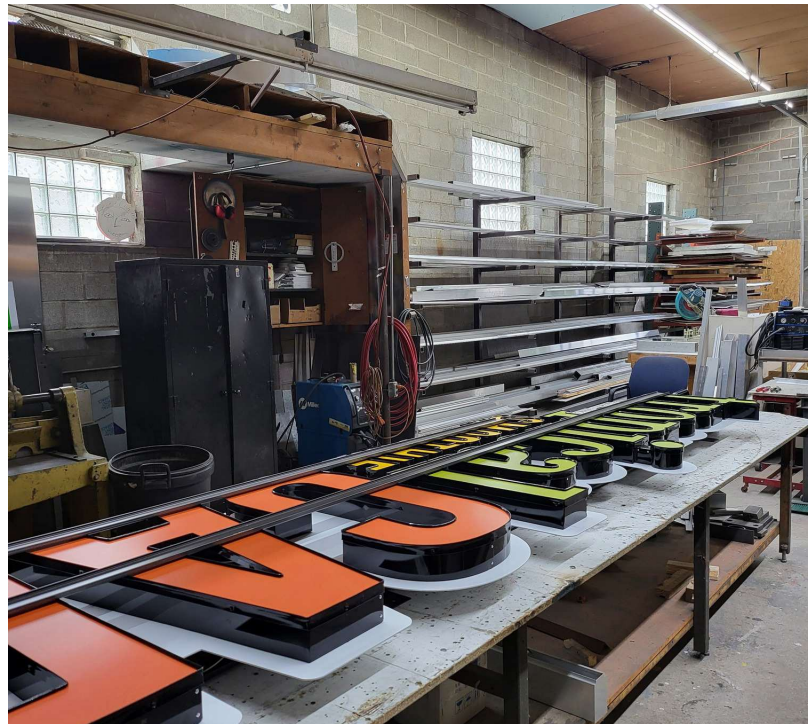
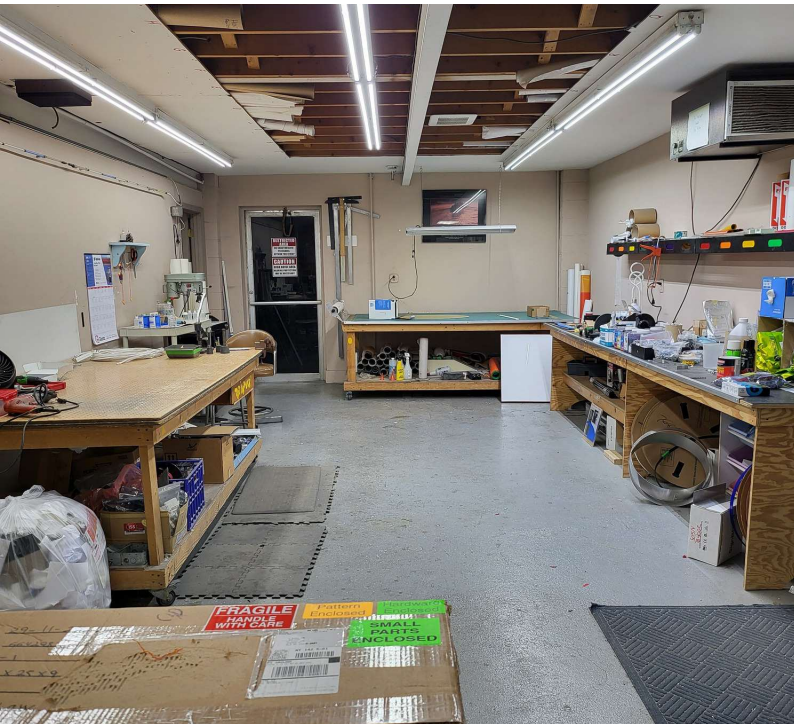
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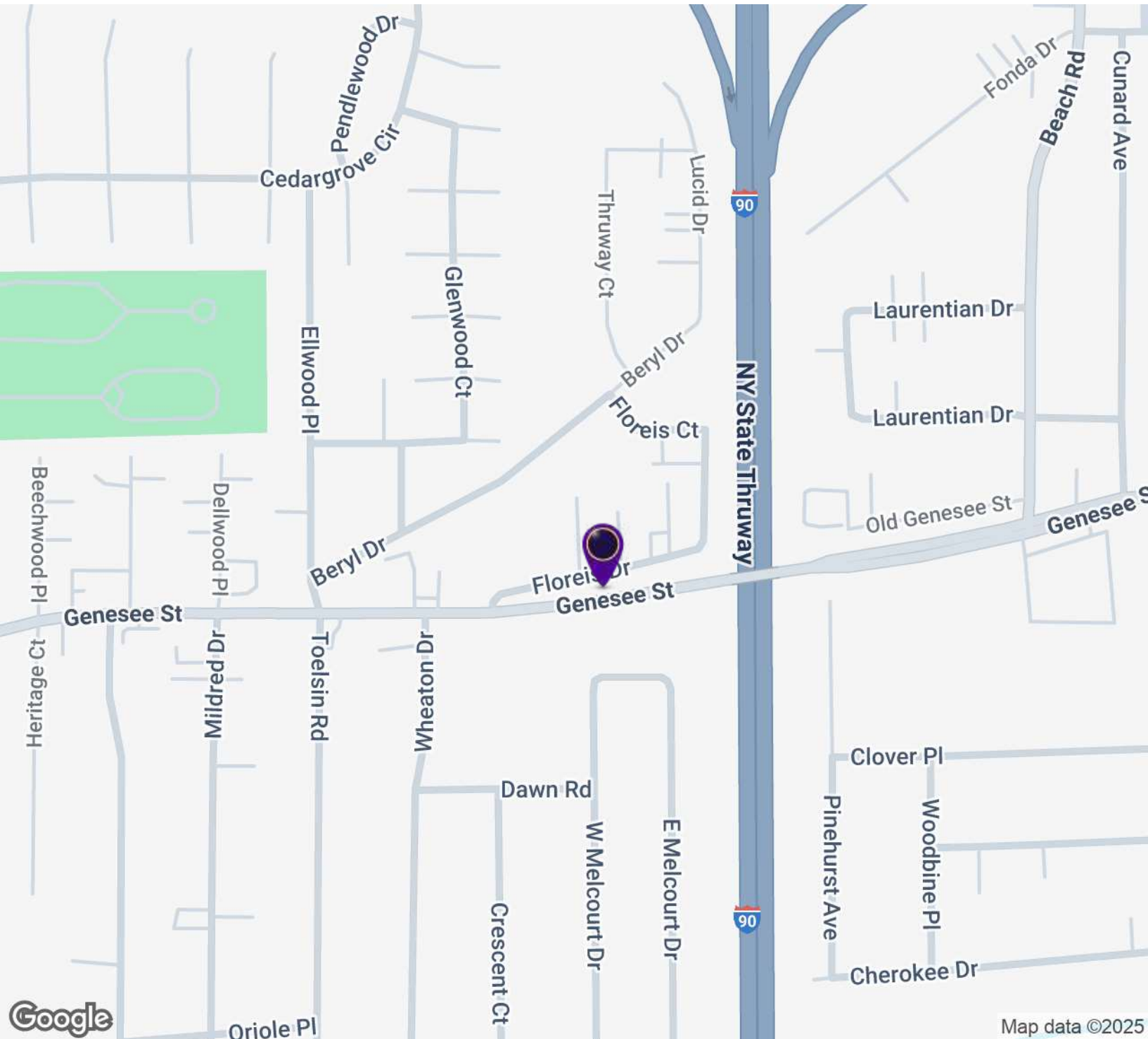
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## LOCATION MAP

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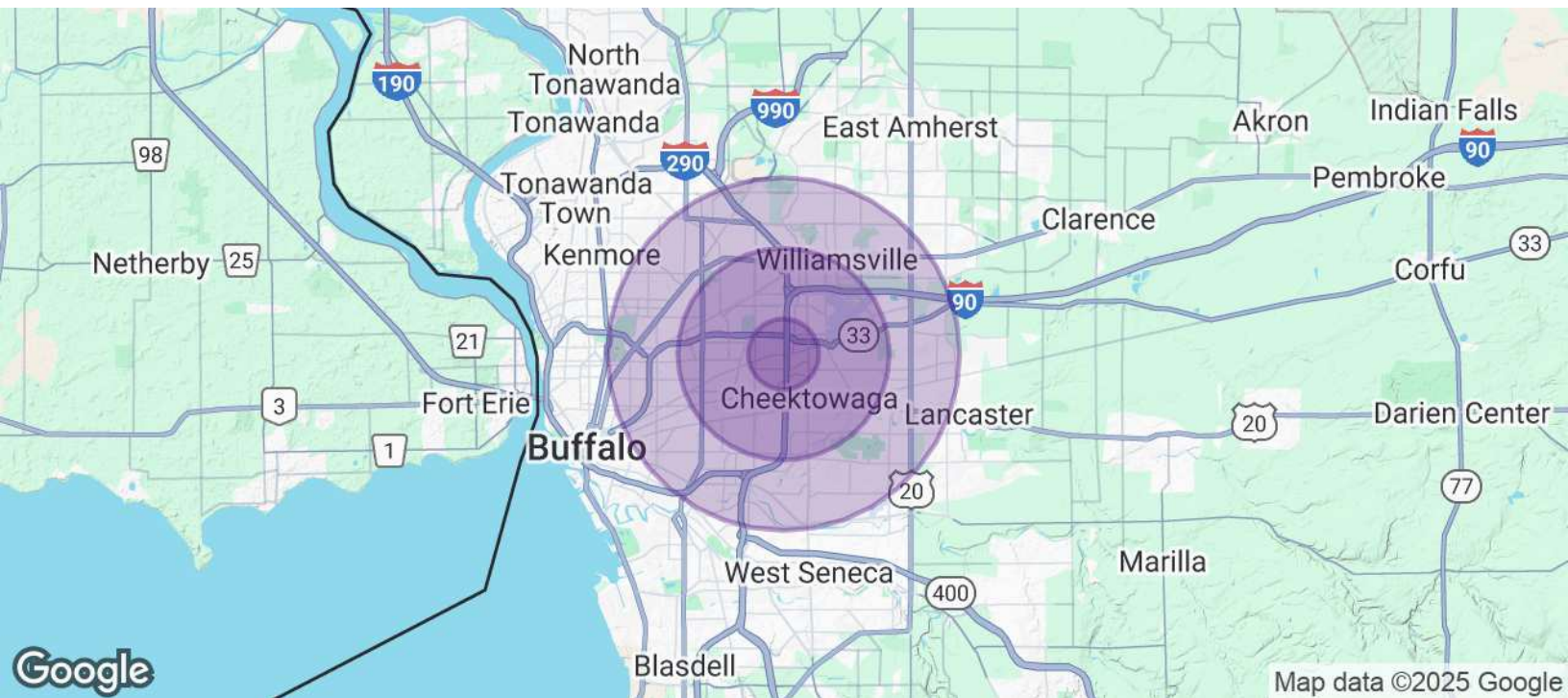


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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,731	120,202	321,210
Average Age	41	40	41
Average Age (Male)	40	39	39
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,785	51,061	137,619
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$72,297	\$75,637	\$79,581
Average House Value	\$180,093	\$217,840	\$240,800

Demographics data derived from AlphaMap



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