

NAGEL PARK

2410 WALDEN AVENUE & 367-385 NAGEL DRIVE :: CHEEKTOWAGA, NEW YORK 14225

BENDERSON DEVELOPMENT

AVAILABLE FOR LEASE

LATITUDE: 42.908988 LONGITUDE: -78.747334



:: LOCATION

- Ideal Setting for Office/R&D/Warehouse Distribution/Manufacturing
- Prime Location Just off Walden Ave.
- 1 Mile from I-90 NYS Thruway (exit 52A), Connecting to all Areas of WNY and International Bridges to Canada
- Minutes to Buffalo Niagara International Airport, Downtown Buffalo and Peace Bridge to Canada
- Close to Shopping and Dining at Walden Galleria Mall

:: PROPERTY OVERVIEW

- Campus-Style Setting with 4 Buildings Totaling Approximately 52,000 SF
- Easy Accessibility and Great Visibility from Walden Ave.
- Modern, Energy-Efficient Site Lighting
- Parking and Truck Staging Areas

:: BUILDING FEATURES

- Block and Steel Construction
- Three Phase Power
- Dock High and Grade-Level Loading
- Will Sub Divide or Configure to Suit

:: FOR INFORMATION

Brandon Irish-Baker or Tony Battista
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CHEEKTOWAGA :: NEW YORK

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DEVELOPMENT



OFFICE :: INDUSTRIAL :: RETAIL :: HOTEL :: RESIDENTIAL

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