

# 271 DINGENS ST

271 Dingens St  
Buffalo, NY 14206



## PROPERTY DESCRIPTION

21,516 SF warehouse/shop facility and 4160 SF offices (renovated in 2024, new carpet installed fall 2025). New office roof in 2024. Six 14' overhead power doors for shop/warehouse and shop counter, 3.5 acre fenced, paved lot, van level dock, 16' ceilings, radiant heat in shop area, floor drains, air lines throughout, parts room, heavy power, large waste oil storage with waste oil heater, wet fire prevention system, pylon signage with Thruway visibility, direct access to NYS I-190 & NYS I-90, close to City of Buffalo, Erie County and bridges to Canada. OpEx includes building structure insurance, fire prevention system maintenance, state and local taxes, City fees, and HVAC maintenance.

## LOCATION DESCRIPTION

Truck/vehicle maintenance facility, warehouse, or distribution center in City of Buffalo, Erie County, NY, with office space close to Thruway, City and International bridges.

## PROPERTY HIGHLIGHTS

- Renovated office in 2024/25, new roof on office in 2024.
- 3.5-acre paved, fenced lot with van-level dock and heavy power capacity
- 21,516 SF warehouse with six 14' overhead doors and radiant heat throughout
- Direct access to NYS I-190/I-90, near city and international bridges

| SPACES                     | LEASE RATE   | SIZE (SF) |
|----------------------------|--------------|-----------|
| Available Industrial Space | \$7.25 SF/yr | 25,676    |



Joseph Jacobi Jr.

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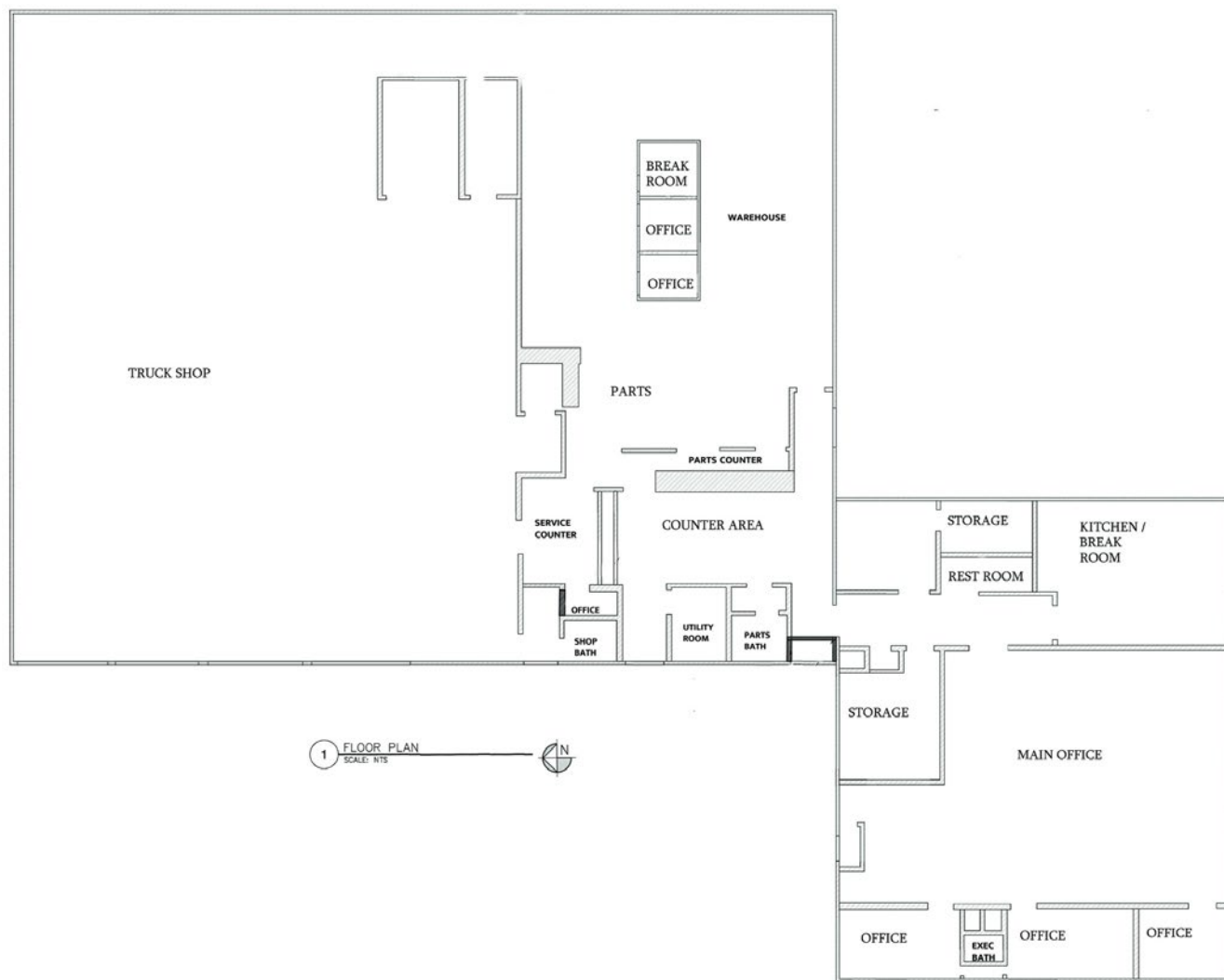
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## LEASE INFORMATION

|              |           |             |              |
|--------------|-----------|-------------|--------------|
| Lease Type:  | NNN       | Lease Term: | Negotiable   |
| Total Space: | 25,676 SF | Lease Rate: | \$7.25 SF/yr |

## AVAILABLE SPACES

| SUITE                      | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE   | DESCRIPTION |
|----------------------------|-----------|-----------|------------|--------------|-------------|
| Available Industrial Space | Available | 25,676 SF | NNN        | \$7.25 SF/yr | -           |



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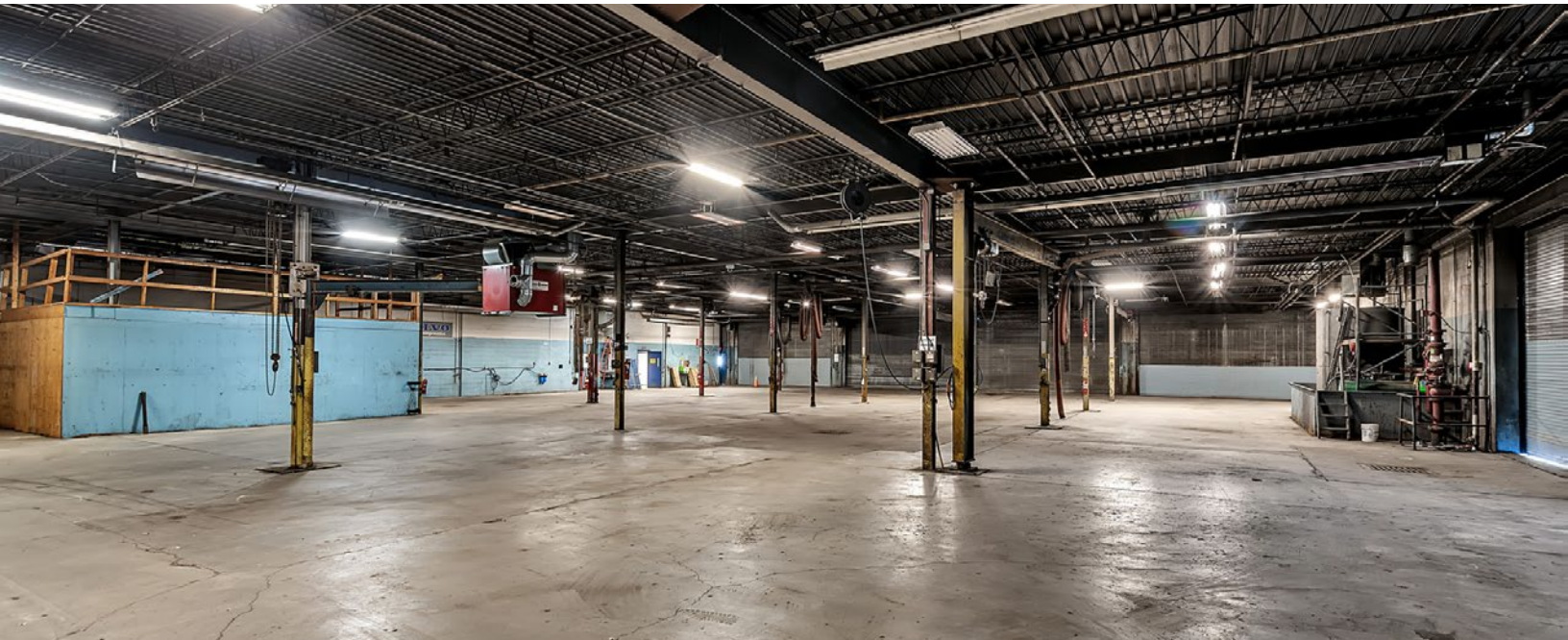
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# 271 DINGENS ST

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Repair/storage space with overhead doors and 16' Ceilings



Repair/storage space with overhead doors and 16' Ceilings



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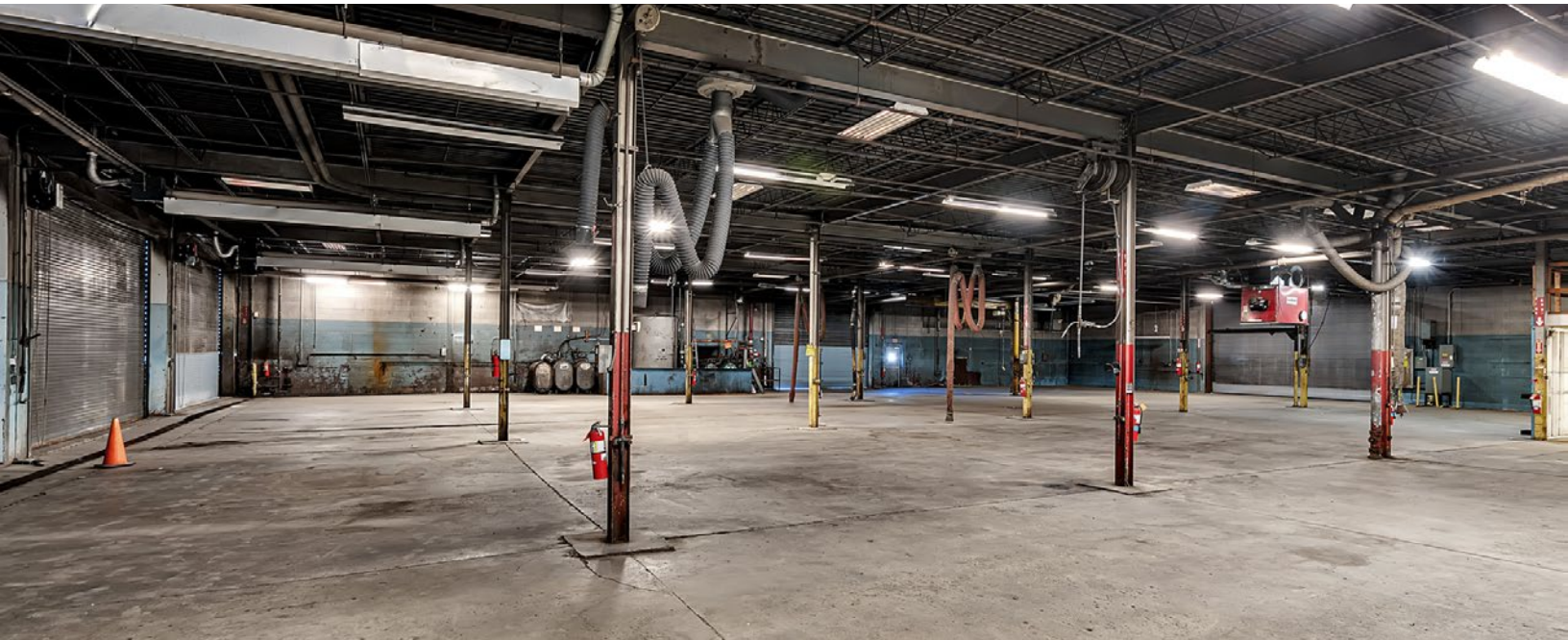
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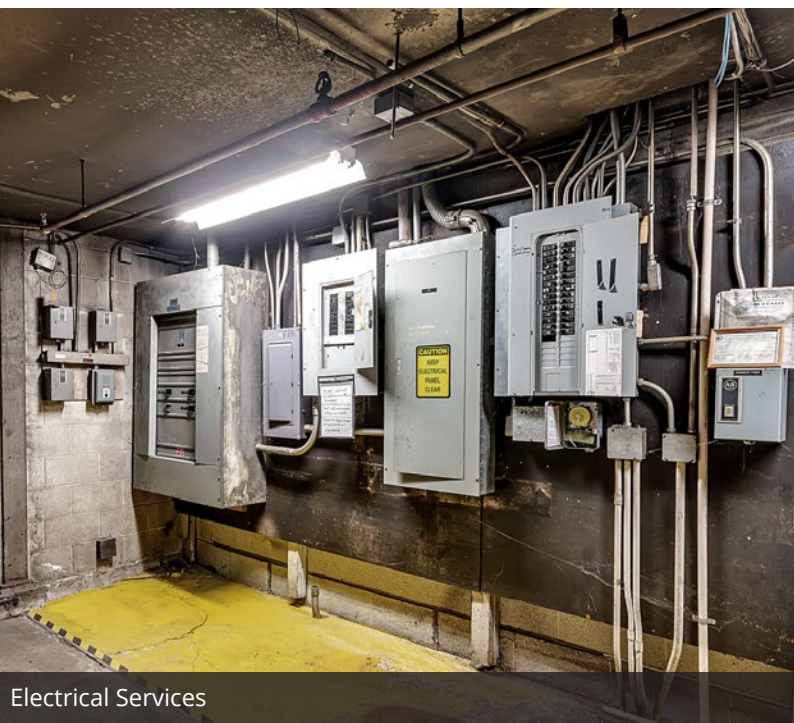


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Electrical Services



Mechanicals



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# 271 DINGENS ST

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Warehouse/Storage Area



Parts, Service, Sales Area



Parts, Service, Sales Area



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Clean open office spaces



Clean open office spaces



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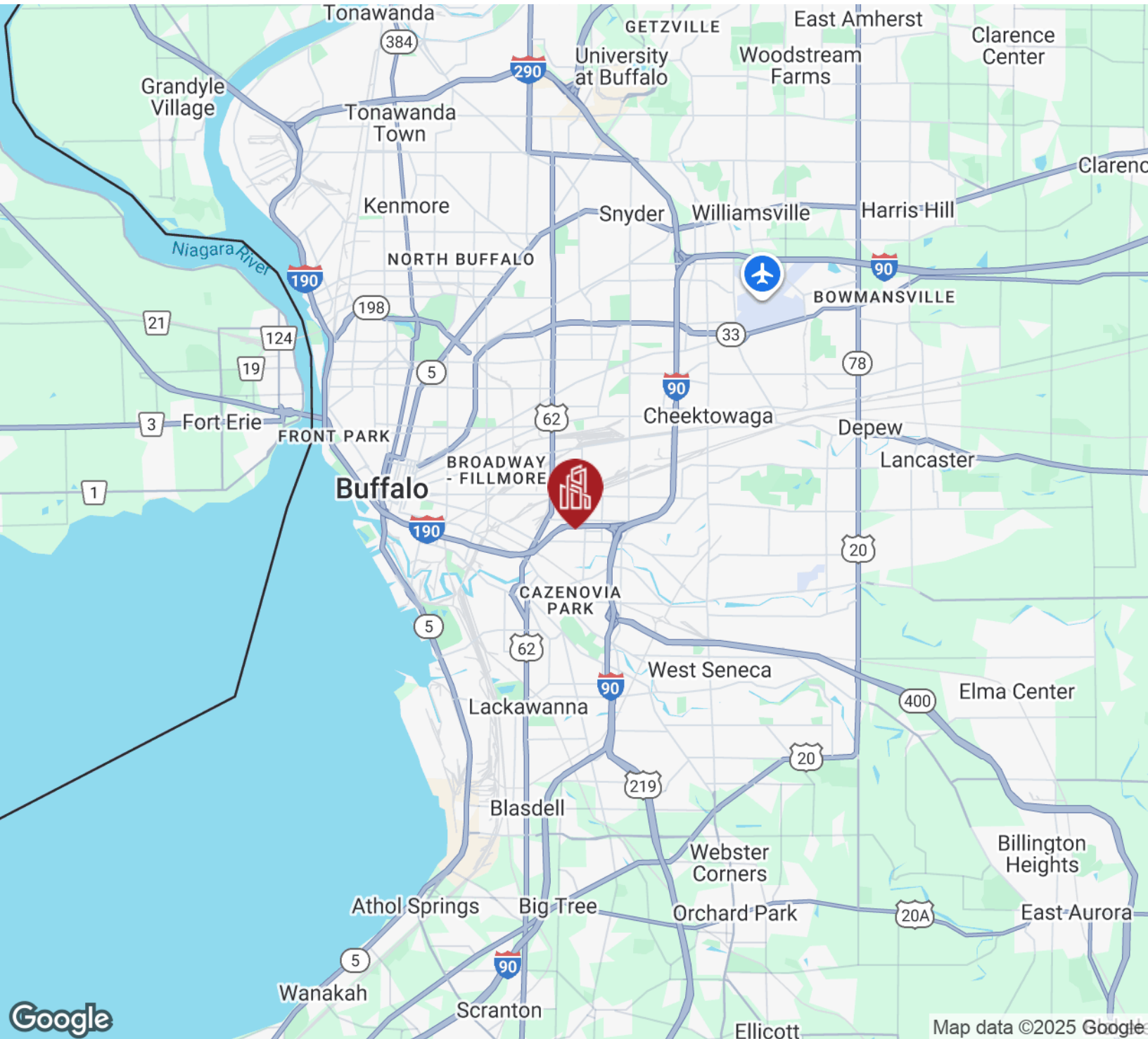
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