



2095 Old Union Rd

2095 Old Union Rd, Cheektowaga, NY 14227



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Desoto Real Estate

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2095 Old Union Rd

\$12.00 /SF/YR

Best in class Flex Space available for lease. 5000 sq ft of Class A warehouse space and 1000 sq ft of clean office space. Superbly engineered warehouse space to accommodate 18 wheelers, 26 ft clear span, 3 Phase/ 400 Amp, (4) 14' Overhead Doors. This Property is centrally located 1/4 mile from the 90 and 400 Expressway in Cheektowaga....

- 5000 sq ft Warehouse, 1000 sq ft of Office, 2 Office Bathrooms, 1 Warehouse Shower and Bathroom, Kitchenette, 800 sq ft Bullpen
- Warehouse Clear Span, 26 ft Clear, (4) 14' Overhead Doors with drive thru access, 1800 sq ft Fenced in Lot, EE Parking, Elevator
- Heavy Power 400 Amp/ 3 Phase, Radiant Warehouse Heat, Air Conditioned Office Space, 750 sq ft of Mezzanine Storage
- Centrally Located 1/4 mile away from 90 and 400 Express Way in Cheektowaga NY
- Space available for immediate lease



Rental Rate: \$12.00 /SF/YR

Property Type: Flex

Building Class: B

Rentable Building Area: 6,000 SF

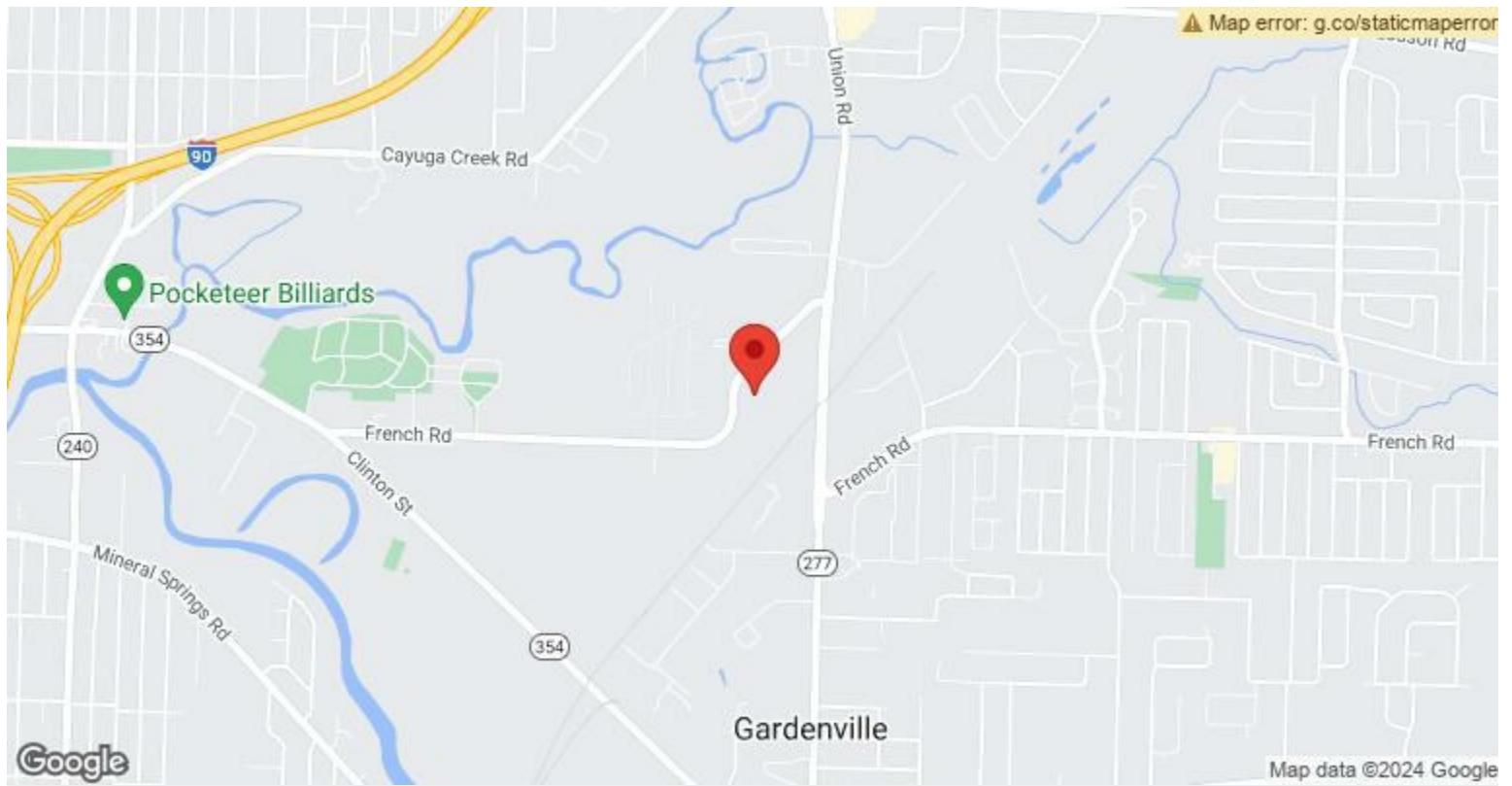
Year Built: 1991

Rental Rate Mo: \$1.00 /SF/MO

1st Floor

Space Available	6,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	September 01, 2024
Service Type	Plus All Utilities
Office Size	1,000 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

Flex space for lease!



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Property Photos



Property Photos



IMG_1



Other

Property Photos



IMG_8026



IMG_8024

Property Photos



Interior Photo



Interior Photo

Property Photos



IMG_8018

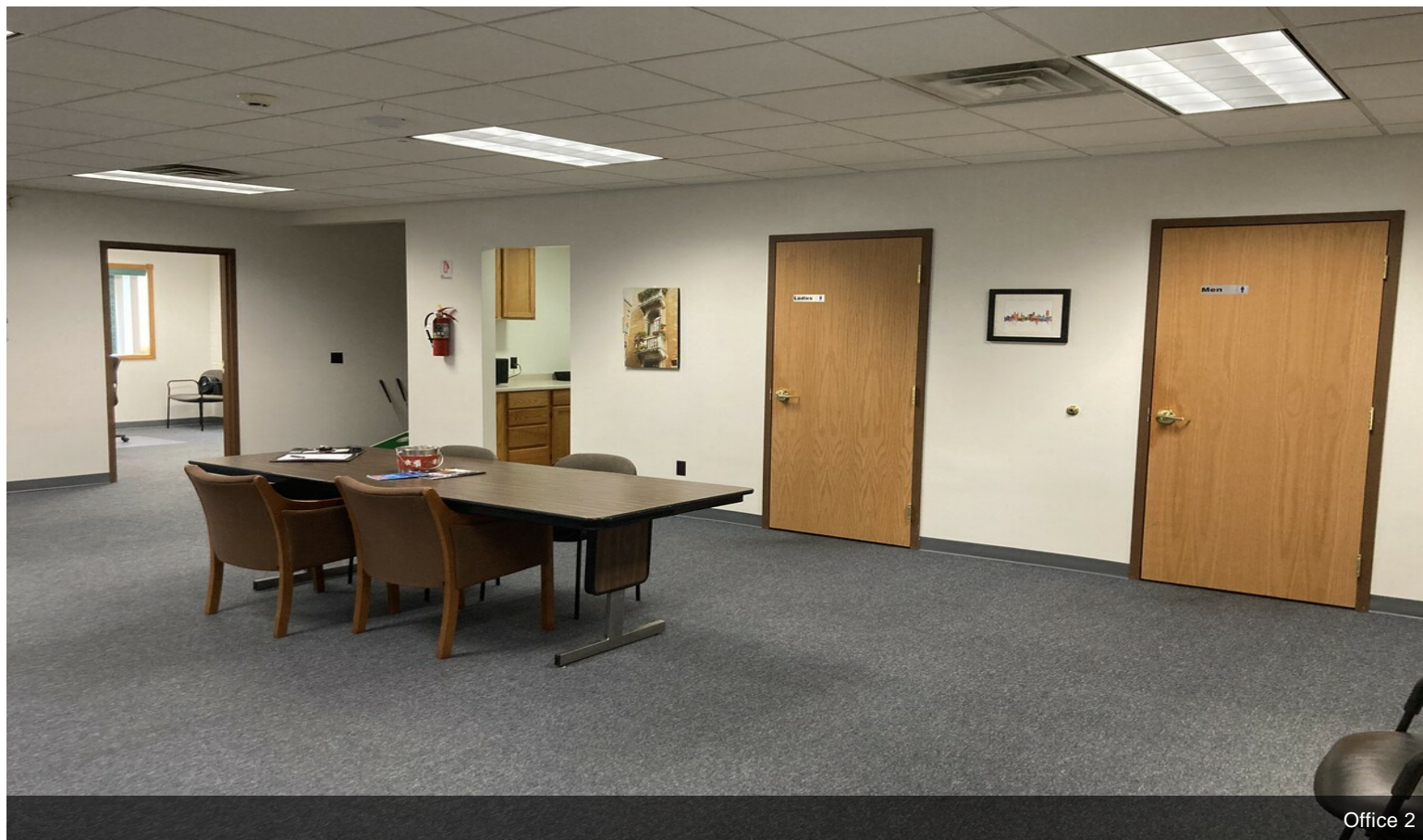


IMG_8015

Property Photos



Office 1

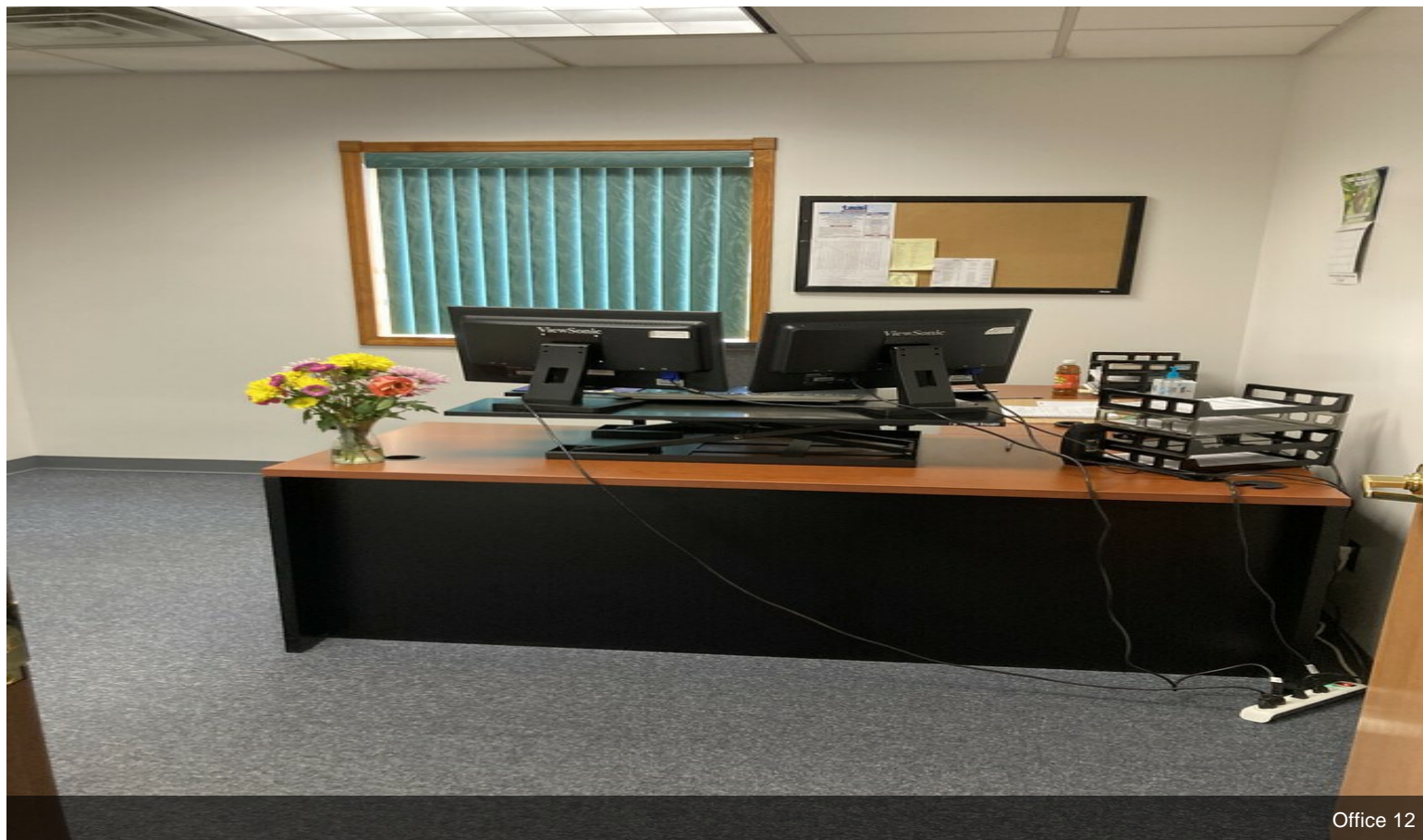


Office 2

Property Photos

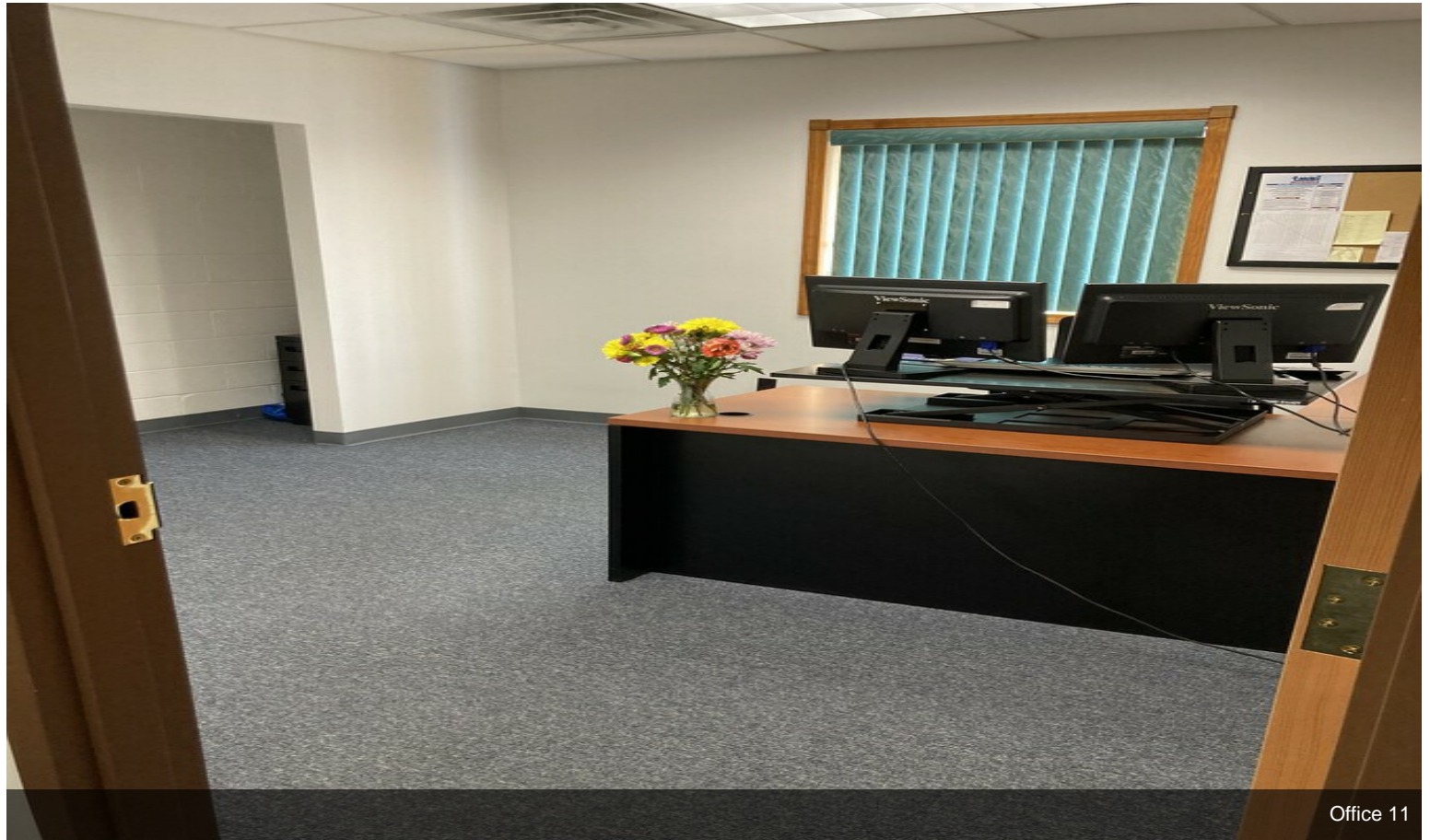


Office 4

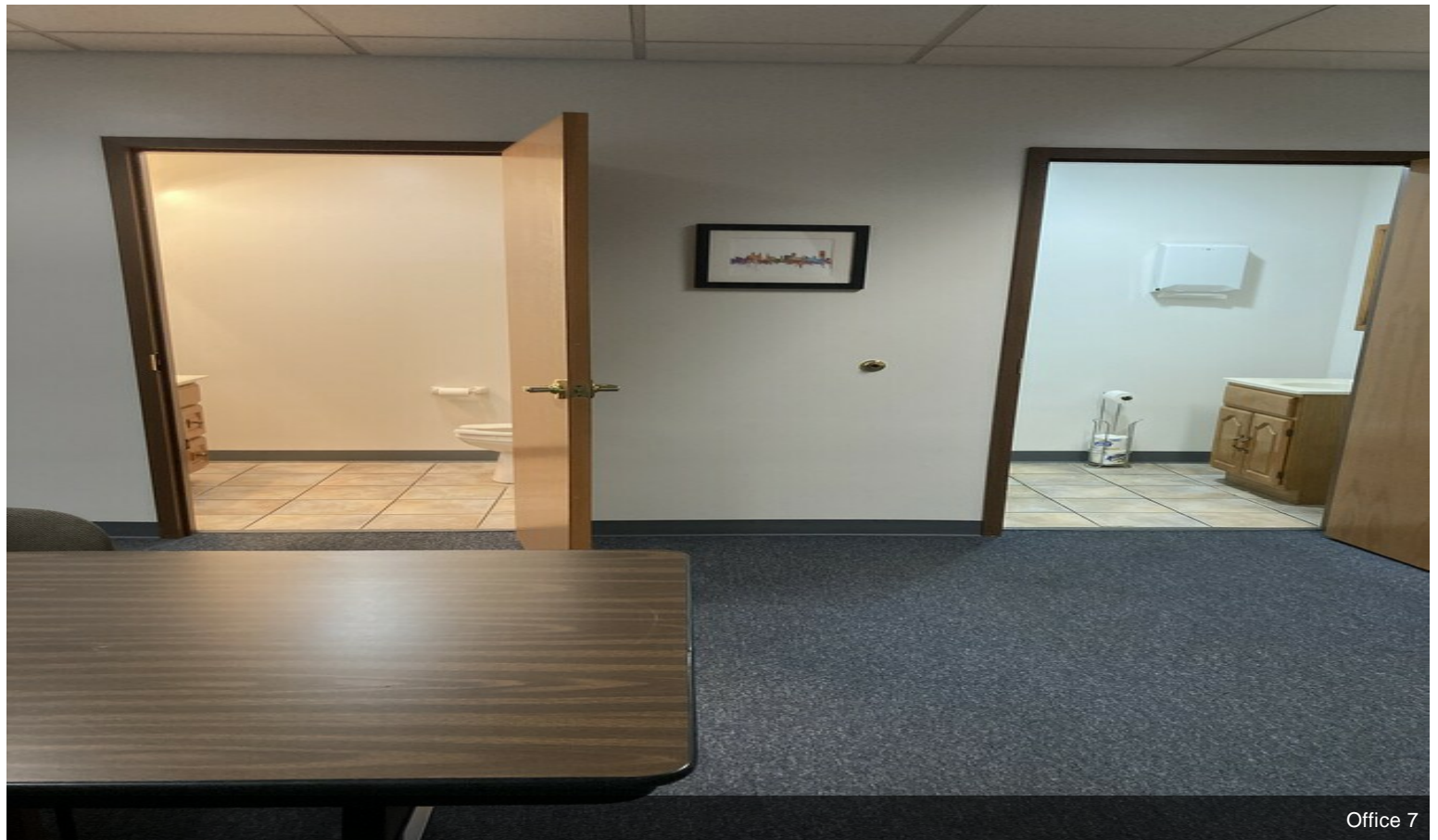


Office 12

Property Photos



Office 11

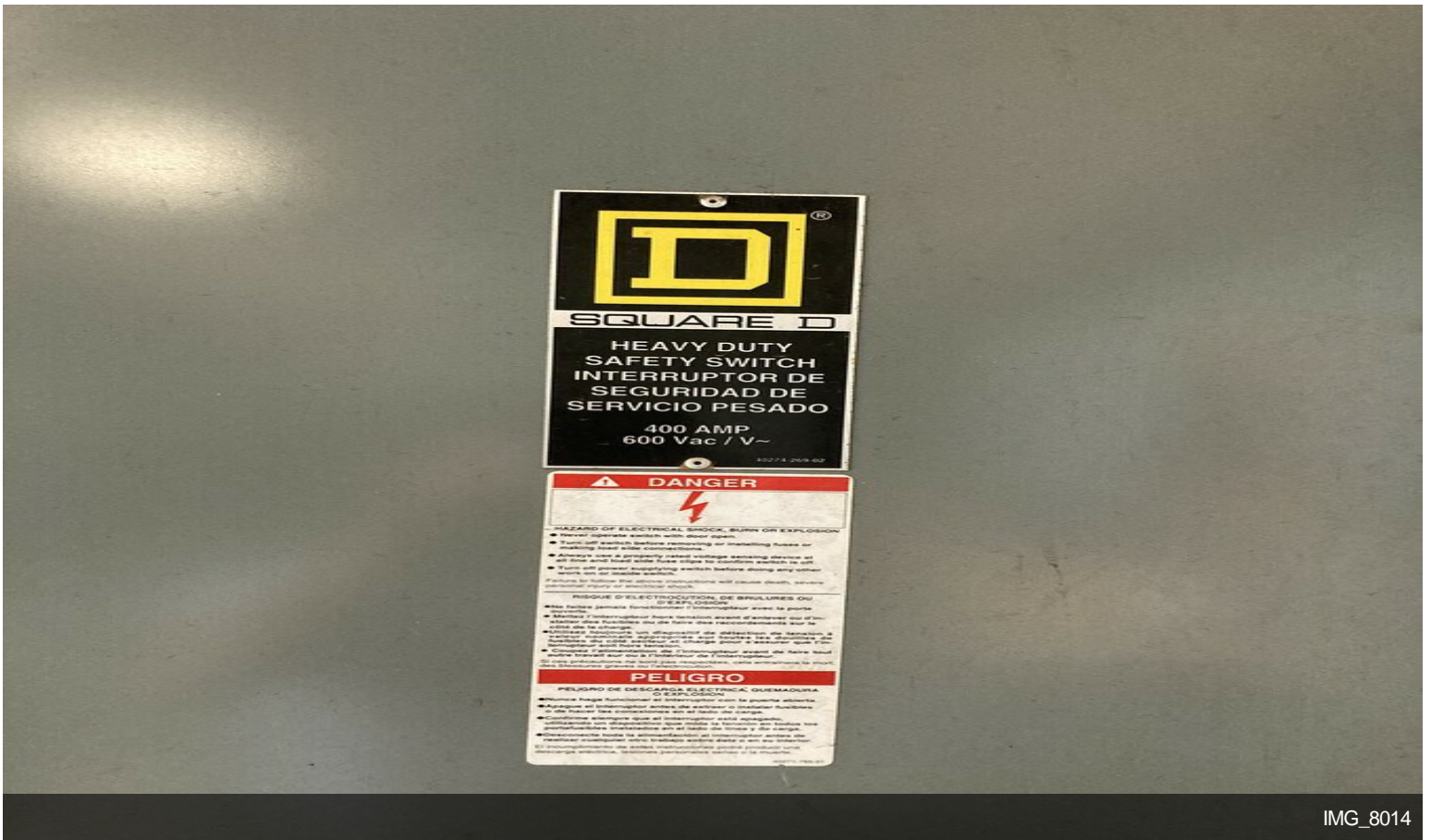


Office 7

Property Photos



IMG_8023



IMG_8014

Property Photos



IMG_8013



IMG_3

Property Photos



IMG_6



IMG_7

Property Photos



IMG_4