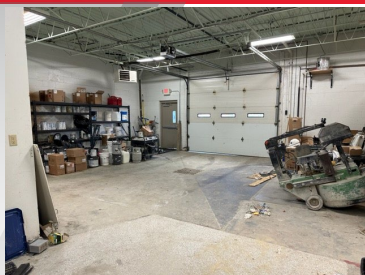


FOR LEASE

1243 Military Road

Tonawanda, New York 14217



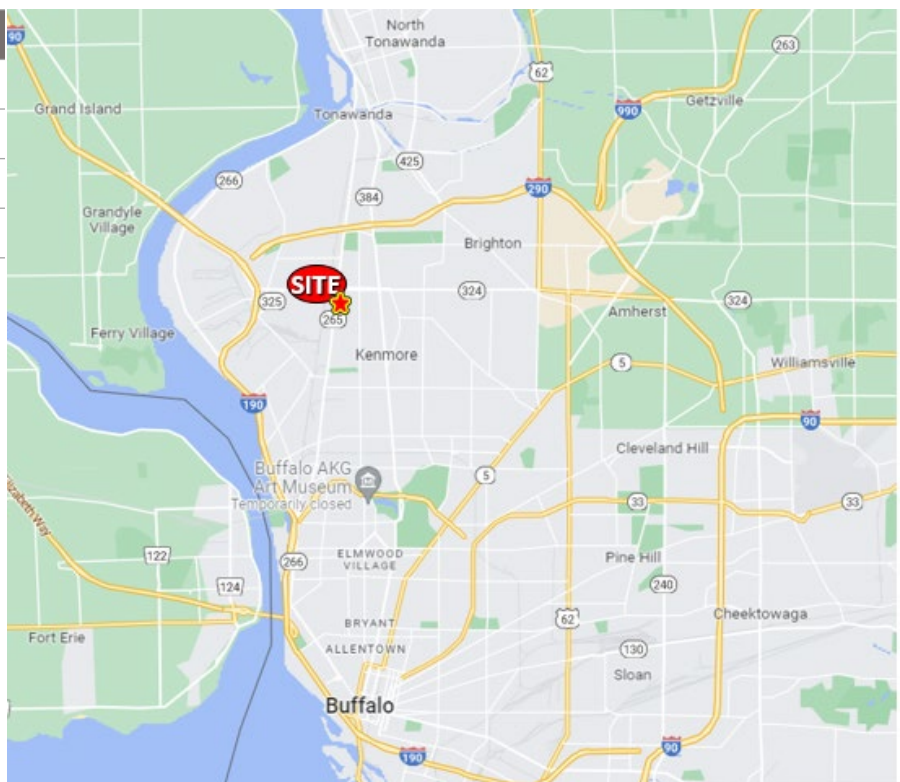
Professional Office / Warehouse Space

Building Features

Space Available	3,750 ± Sq. Ft.
Total Building Size	18,000 ± Sq. Ft.
Parking	On-site at front door
Zoning	C – General Business

Property Highlights

- Professional First Class Office / Warehouse
- **2,200 Sq. Ft. Office** featuring three (3) private offices, large admin/reception area, conference room, tech/work room, coffee bar
- **1,550 Sq. Ft. Warehouse** featuring 11' ceiling height, one (1) 12' W x 10' H overhead door, floor drain, small fenced yard area
- Highly visible Military Road location
- Easy access to the I-190 and I-290 Expressways
- Ample amenities and services nearby



Demographics	1 Mile	3 Miles	5 Miles
Population	19,163	123,148	307,115
Average H.H. Income	\$72,679	\$80,658	\$78,350

Traffic Count

Military Road	19,100 AADT
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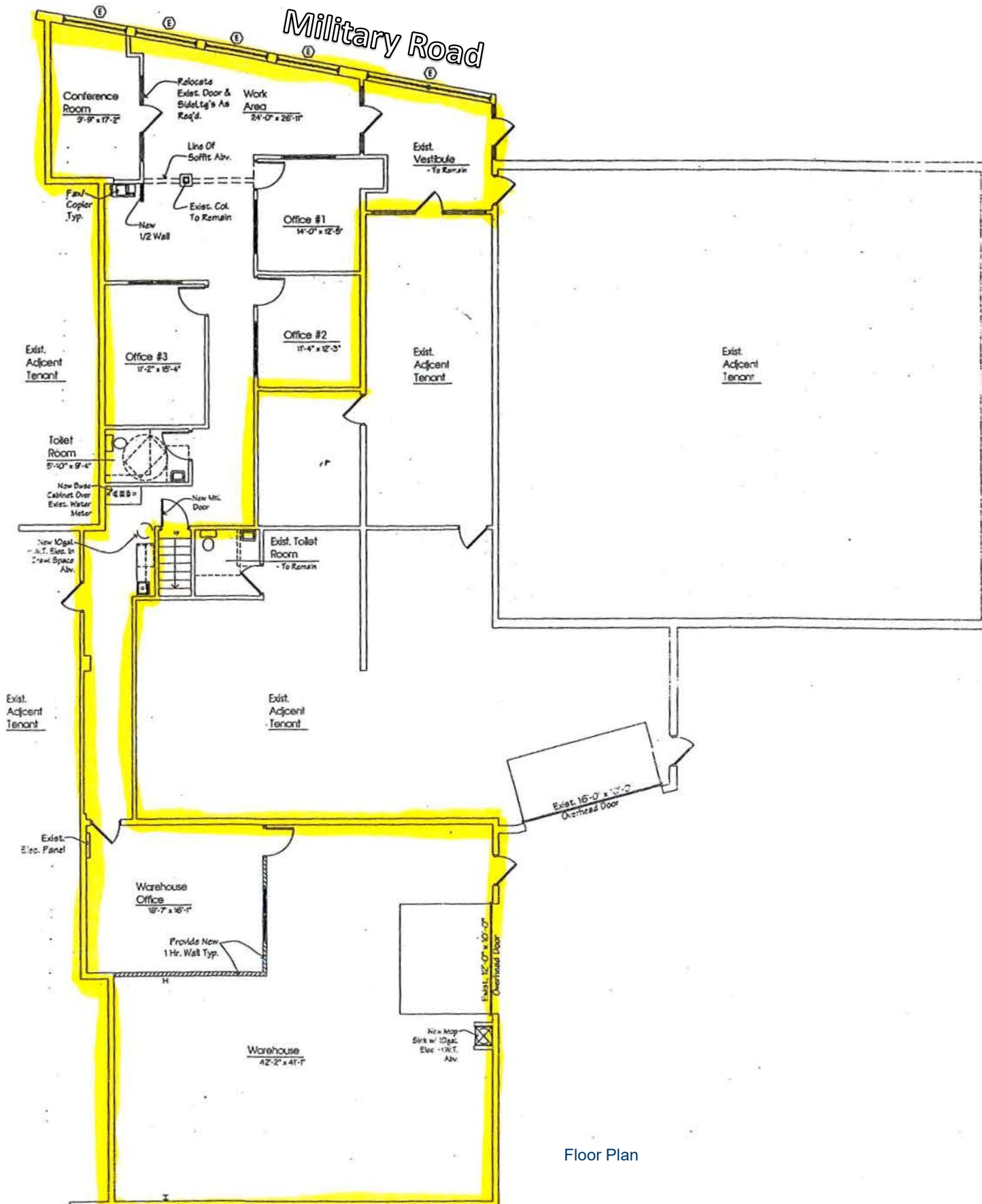
Contact

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Floor Plan