

**FOR LEASE  
OR SALE**

# Industrial Building with Office Space

340 Nagel Drive, Cheektowaga, NY 14225



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Joseph Deck, SIOR**

*Associate Real Estate Broker*

C: 716.830.3325

JosephDeck@HannaCRE.com

**Richard Wadsworth**

*Real Estate Salesperson*

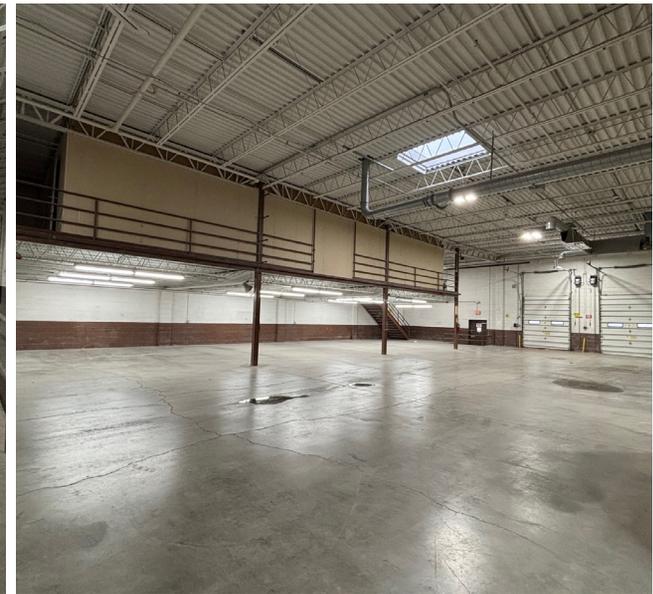
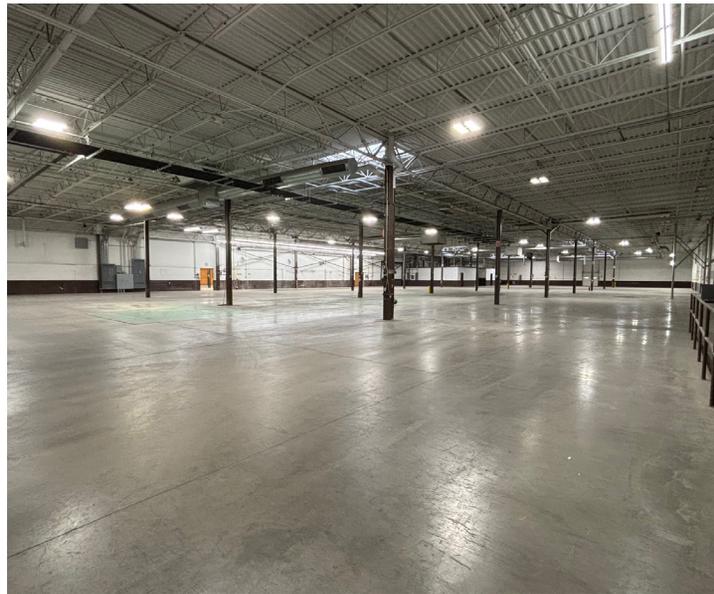
C: 716.239.5764

RichardWadsworth@HannaCRE.com

**FOR LEASE  
OR SALE**

# Industrial Building with Office Space

340 Nagel Drive, Cheektowaga, NY 14225



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Joseph Deck, SIOR**

*Associate Real Estate Broker*

C: 716.830.3325

JosephDeck@HannaCRE.com

**Richard Wadsworth**

*Real Estate Salesperson*

C: 716.239.5764

RichardWadsworth@HannaCRE.com

**FOR LEASE  
OR SALE**

# Industrial Building with Office Space

340 Nagel Drive, Cheektowaga, NY 14225

## PROPERTY HIGHLIGHTS:

- 65,036 SF of manufacturing space
- 12,388 SF of office space
- Ceiling heights range from 14' to 17'
- 3 semi docks, 3 box truck docks and 1 overhead door
- Convenient access to major transport routes, including I-90
- 2000 amps/480V 3 phase electrical service
- Zoned M-1, suitable for light manufacturing
- Strategically located in Buffalo, NY, near the Galleria Mall and the Buffalo Airport
- Sale list price \$4,950,000
- Lease rate \$4.95 per SF/Yr., NNN



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Joseph Deck, SIOR**

Associate Real Estate Broker

C: 716.830.3325

JosephDeck@HannaCRE.com

**Richard Wadsworth**

Real Estate Salesperson

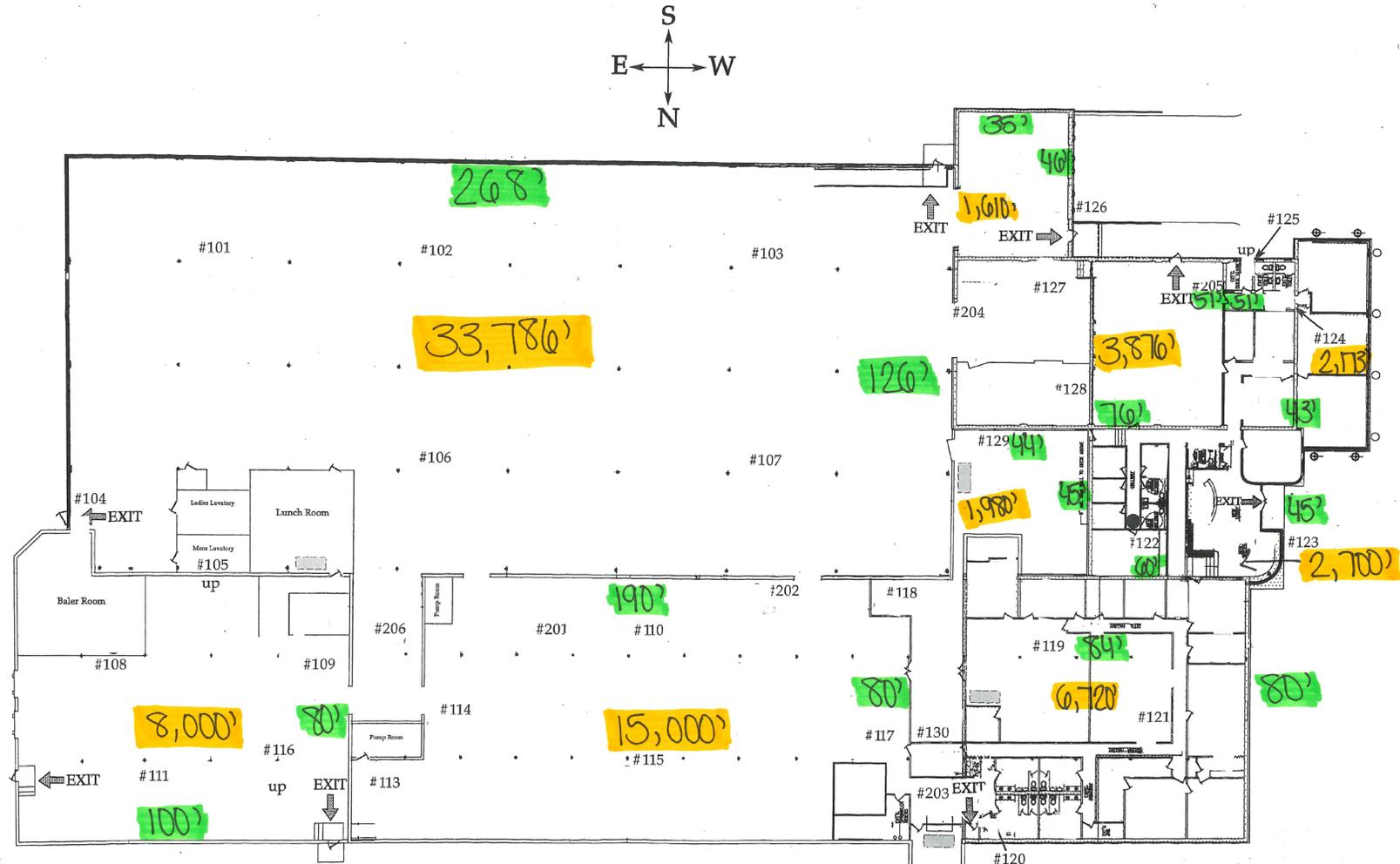
C: 716.239.5764

RichardWadsworth@HannaCRE.com

**FOR LEASE  
OR SALE**

# Industrial Building with Office Space

340 Nagel Drive, Cheektowaga, NY 14225



**Additional Fire Extinguishers:**

- #137 - Located on Fork Lift #SRM-686A
- #138 - Located on Fork Lift #SRM-686B
- #139 - Located on Roll Grabber #SRCR-686E



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Joseph Deck, SIOR**

Associate Real Estate Broker

C: 716.830.3325

JosephDeck@HannaCRE.com

**Richard Wadsworth**

Real Estate Salesperson

C: 716.239.5764

RichardWadsworth@HannaCRE.com