



Newly listed industrial property in a burgeoning section of North Buffalo

765 Hertel Avenue is a 23,300-square-foot industrial building with facilities for manufacturing and warehouse operations. Featuring 15' clear height, the site can support diverse industrial activity. The building offers 21,500 SF of warehouse space as well as 1,800 SF of office space. Building has 2 cranes with 3-ton capacity and 1 crane with 2-ton capacity.

Situated near the active corners of Elmwood and Hertel avenues, 765 Hertel Avenue offers an industrial environment within Uniland's 20-acre North Buffalo mixed-use redevelopment. Anchored by the People Inc. Health Services Building and a future YMCA Buffalo Niagara branch, the area has seen significant investment in recent years and provides easy access to numerous local and national retailers, dining, and hospitality options.



Scan for more details about this property!

Why 765 Hertel Avenue?

- Industrial space in North Buffalo with a grade door, three (3) man doors and 15' clear height
- 2 Cranes with 3-ton capacity and 1 crane with 2-ton capacity
- Prime signage opportunities in an area with high traffic volume exceeding 31,400 vehicles daily
- Proximate to I-190, 1-290 and Canadian crossings
- 5 minutes to Hertel corridor, Elmwood Village and Kenmore
- 10 minutes to Allentown neighborhood and Downtown Buffalo
- 15 minutes to Buffalo suburbs and Canadian crossings
- Located on Metro Bus route