



FOR LEASE

26,000± SF STANDALONE INDUSTRIAL BUILDING FOR LEASE

Property Highlights

- Well-maintained single-tenant industrial building for lease
- 21,000± SF of warehouse/manufacturing space and 5,000± SF of office space (3,000± SF office in warehouse can be removed)
- 16,000± SF main warehouse features:
 - Ceiling heights: 14' under beam / 16' to deck
 - One (1) dock door (9'x9')
 - Two (2) grade doors (9'x10' & 12'x14')
- 3,000± SF cold storage area features:
 - Ceiling heights: 16' under beam / 18' to deck
 - Insulated space, formerly used for refrigerated storage
- 2,000± SF small warehouse space features:
 - Ceiling heights: 12' under beam / 14' to deck
 - Heated
 - One (1) overhead door (9'x9')
- 1200 Amp / 480V / 3-phase power
- Secure location in City of Buffalo industrial park
- Close proximity to US/Canada border and NYS Thruways
- Ideal For: manufacturing, warehousing, distribution

Building Features

Total Building Size	26,000± Sq. Ft.
Lot Size	2.83± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	15,227	148,783	359,013
Average H.H. Income	\$54,641	\$63,169	\$76,109

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

Richard Ryall Ledyard
Real Estate Salesperson

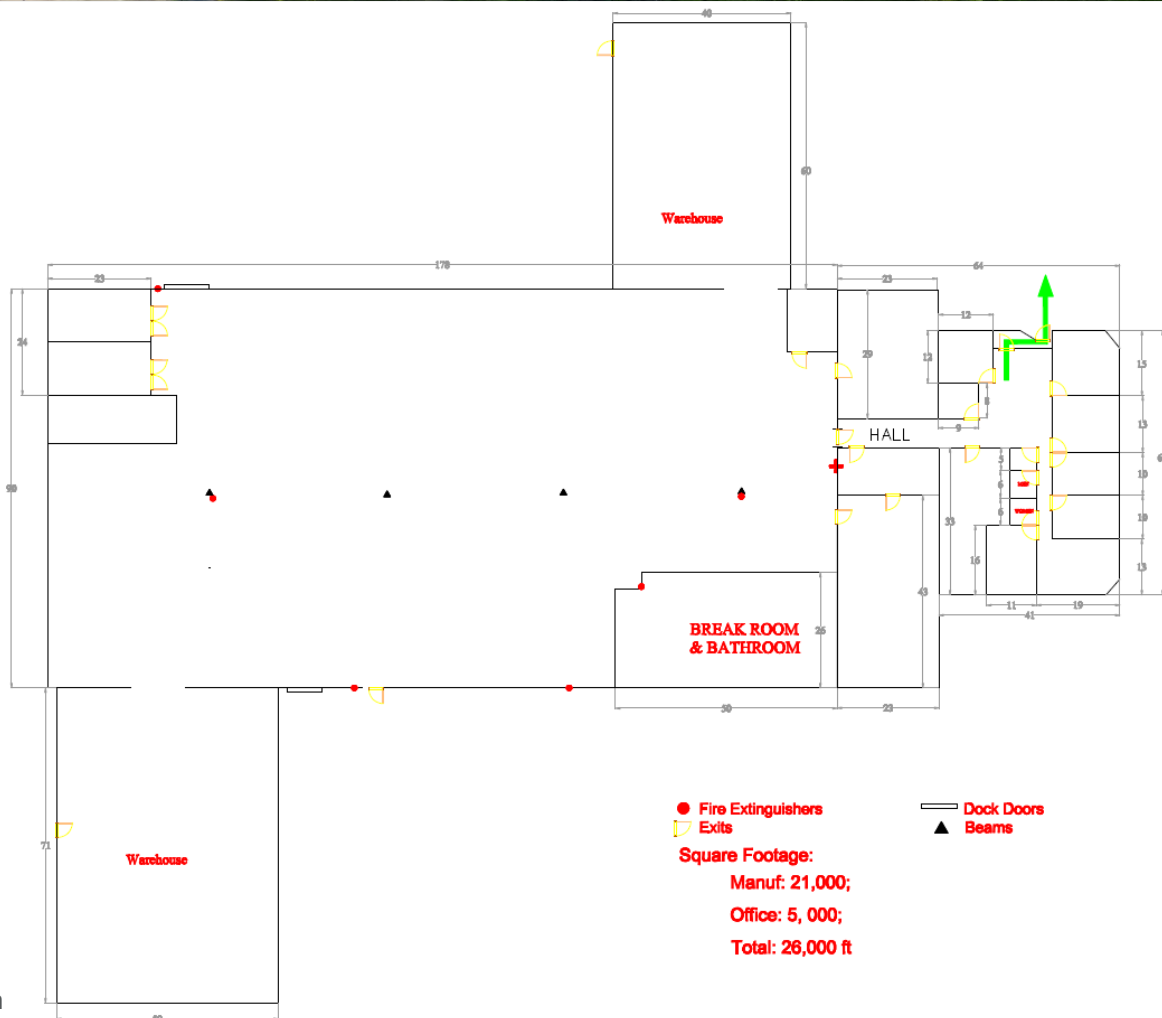
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Aerial



Floor Plan



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**150 Bud Mil Drive
Buffalo, New York**



Property Photos

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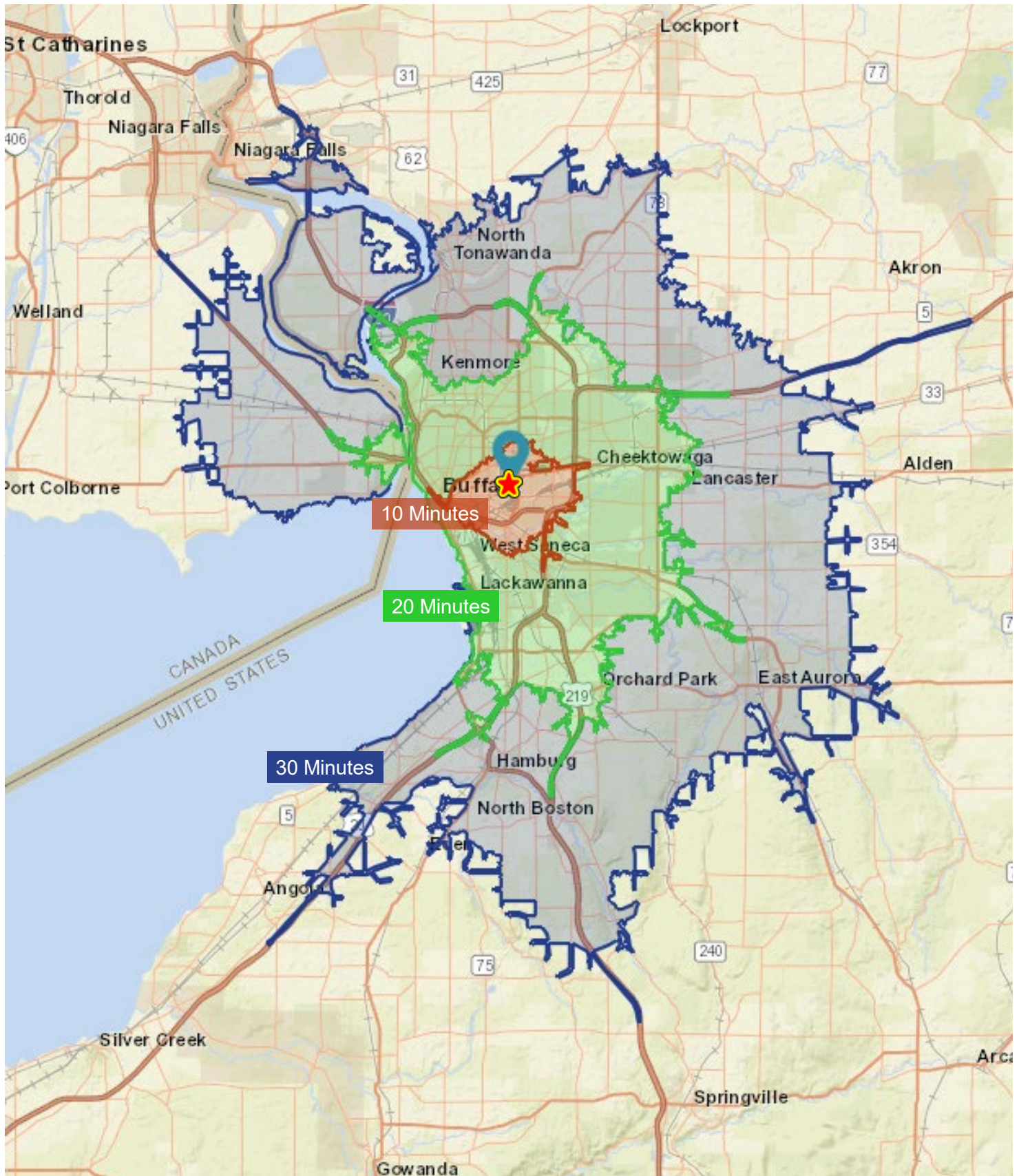


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**150 Bud Mil Drive
Buffalo, New York**



Drive Time Map

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