


**Well-Maintained Industrial Building**
**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**

+1 716 796 7204

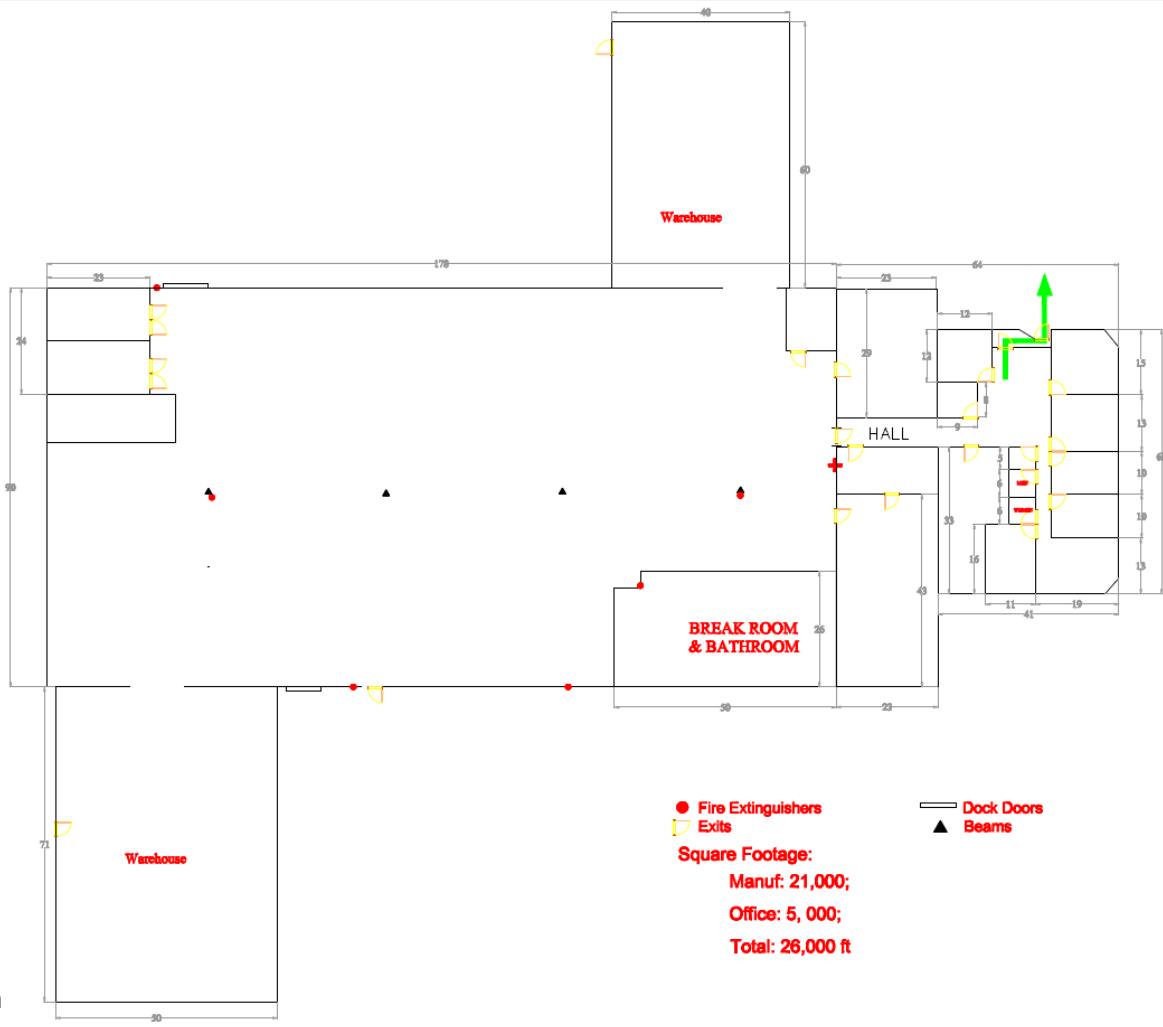
rledyard@pyramidbrokerage.com

14 Lafayette Square, Suite 1900

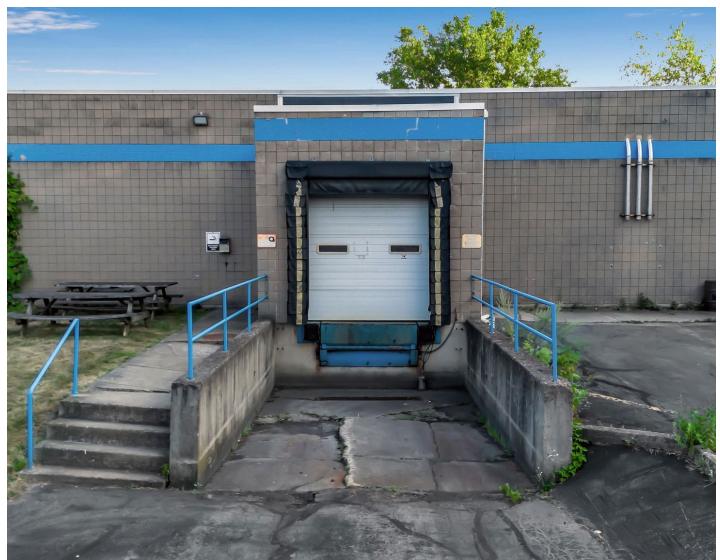
Buffalo, New York 14203

+1 716 852 7500

pyramidbrokerage.com


**Aerial**

**Floor Plan**

withholding without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition or the property (or properties) in question.



## Property Photos

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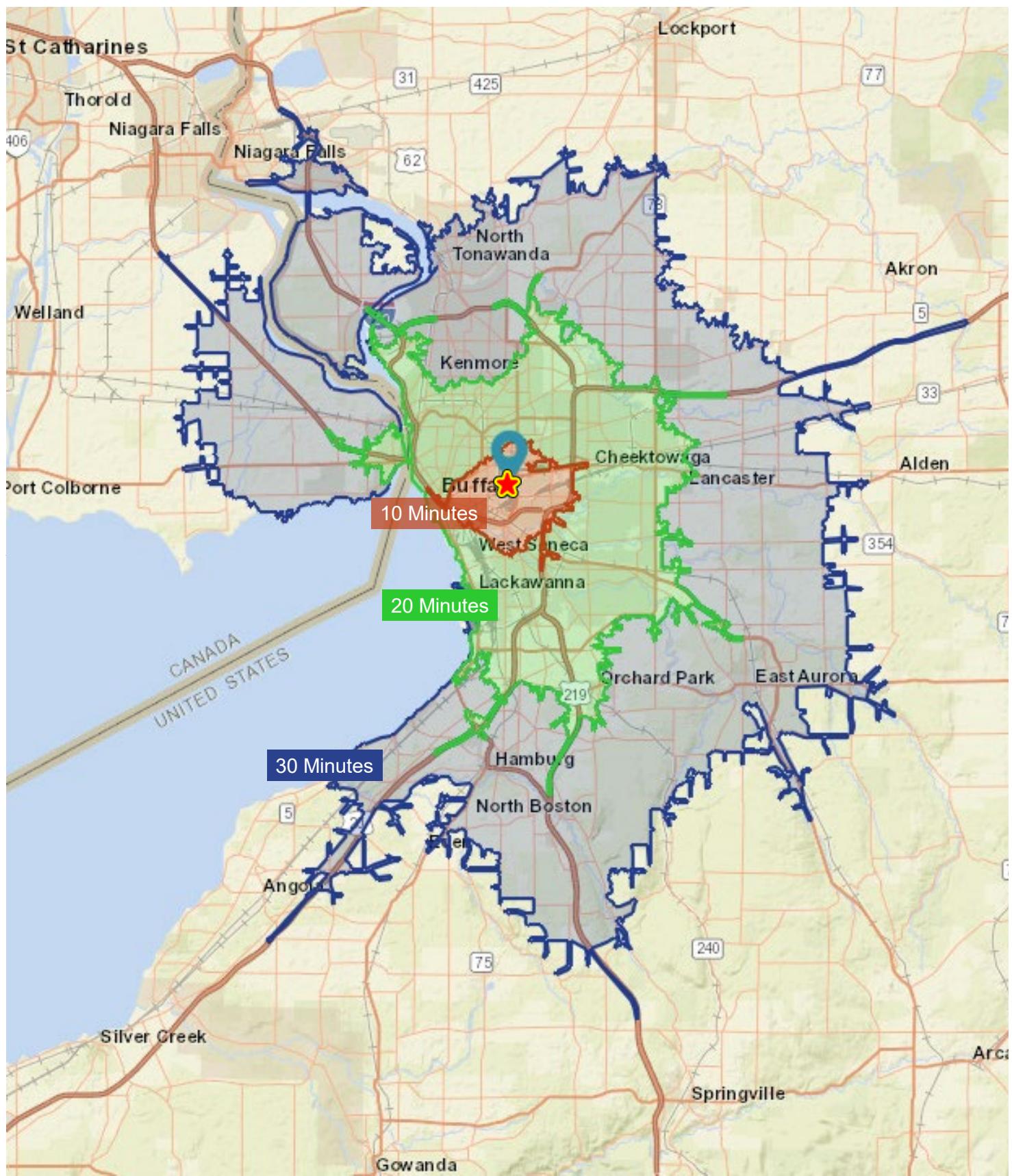


CUSHMAN &  
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# Pyramid Brokerage Company

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



## Drive Time Map

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