

INDUSTRIAL/RETAIL SPACE FOR SALE

# Industrial/Commercial

2331-2335 Union Road, Cheektowaga, NY 14227

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## EXECUTIVE SUMMARY

33,280+/- SF & 72,492+/- SF Industrial/Commercial  
2331-2335 Union Road, Cheektowaga, NY 14227



### OFFERING SUMMARY

Sale Price:	Call For Details
Lot Size:	4.92 Acres
Year Built:	2010
Building Size:	105,771 SF
Renovated:	2015
Zoning:	Light Industrial

### PROPERTY OVERVIEW FRONT BUILDING:

This 72,492+/- SF Warehouse and 33,280+/- SF former Retail store/warehouse, presents a rare opportunity to acquire a large-scale, highly functional commercial/industrial asset in the Town of Cheektowaga, New York. The offering consists of two separately deeded buildings that may be acquired individually or as a package, providing flexibility for investors, developers, and owner-users seeking scale, functionality, and future upside. The front building, located at 2331 Union Road, contains approximately 33,280 +/- SF and was originally constructed in 1992. The property features a highly adaptable layout consisting of a blend of retail and warehouse space with strong frontage along Union Road. The building is situated on approximately 2.0 +/- acres with 294 feet of frontage and is supported by approximately 52 on-site parking spaces, allowing for convenient customer access and strong retail usability. Constructed with split block, steel, and masonry framing, the building offers clear heights ranging from approximately 14' to 18', a wet sprinkler system, and three overhead doors (two 10' and one 8') to support a variety of operational uses. Recent improvements include a newer roof (age to be confirmed) and two newly replaced air conditioning units in 2025. The flexibility of the layout allows for conversion to full retail, warehouse, office, medical, or flex space depending on user demand.

## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION REAR BUILDING:

The rear building, located at 2335 Union Road, consists of approximately 72,491 +/- SF of warehouse space and represents a true distribution and logistics facility. Originally constructed in 1990 with expansions and upgrades completed in 2015, the building features approximately 33' clear ceiling height, making it ideal for high-bay racking and large-scale storage operations. Along with controlled picker shelving. Loading capabilities include 12 dock doors and two drive-in doors (8' and 12'), providing efficient shipping and receiving functionality. The building sits on approximately 2.92 +/- acres and includes a recently updated 1,500 +/- SF office space completed in 2026. Both buildings are zoned M1 Light Industrial, allowing for a wide range of permitted uses including manufacturing, warehousing, distribution, and commercial applications. The properties are equipped with ample power, full heating systems, and no known environmental concerns. Construction across both buildings includes reinforced poured concrete floors designed for heavy loads, along with steel and masonry framing. Roof systems consist of flat commercial membrane and pitched metal components, offering durability and long-term reliability. In addition to the existing improvements, an adjacent 5.35 +/- acre parcel is available for purchase at an additional price.

### OFFERING SUMMARY

Sale Price:	Call For Details
Lot Size:	4.92 Acres
Building Size:	105,771 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,490	34,339	110,308
Total Population	8,878	75,995	253,530
Average HH Income	\$70,245	\$78,711	\$77,859

## COMPLETE HIGHLIGHTS

33,280+/- SF & 72,492+/- SF Commercial/Industrial Asset  
2331-2335 Union Road, Cheektowaga, NY 14227



### LOCATION INFORMATION

Building Name	Commercial/Industrial Asset
Street Address	2331-2335 Union Road
City, State, Zip	Cheektowaga, NY 14227
County	Erie
Cross-Streets	Innsbrook Dr

### BUILDING INFORMATION

Ceiling Height	33 ft
Minimum Ceiling Height	14 ft
Year Built	2010
Year Last Renovated	2015

### PROPERTY HIGHLIGHTS

- 105,771+/- SF Total Commercial / Industrial Space
- Two Buildings – Available Individually or as a Portfolio
- 4.92+/- Acres with 5.35+/- Acres of Additional Development Land Available
- 14' to 33' Clear Ceiling Heights (Retail to High-Bay Warehouse)
- 12 Dock Doors + 5 Drive-In Doors (8'–12')
- M1 Light Industrial Zoning – Flexible Use & Redevelopment Potential

## |ADDITIONAL PHOTOS

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## |ADDITIONAL PHOTOS

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# RETAILER MAP

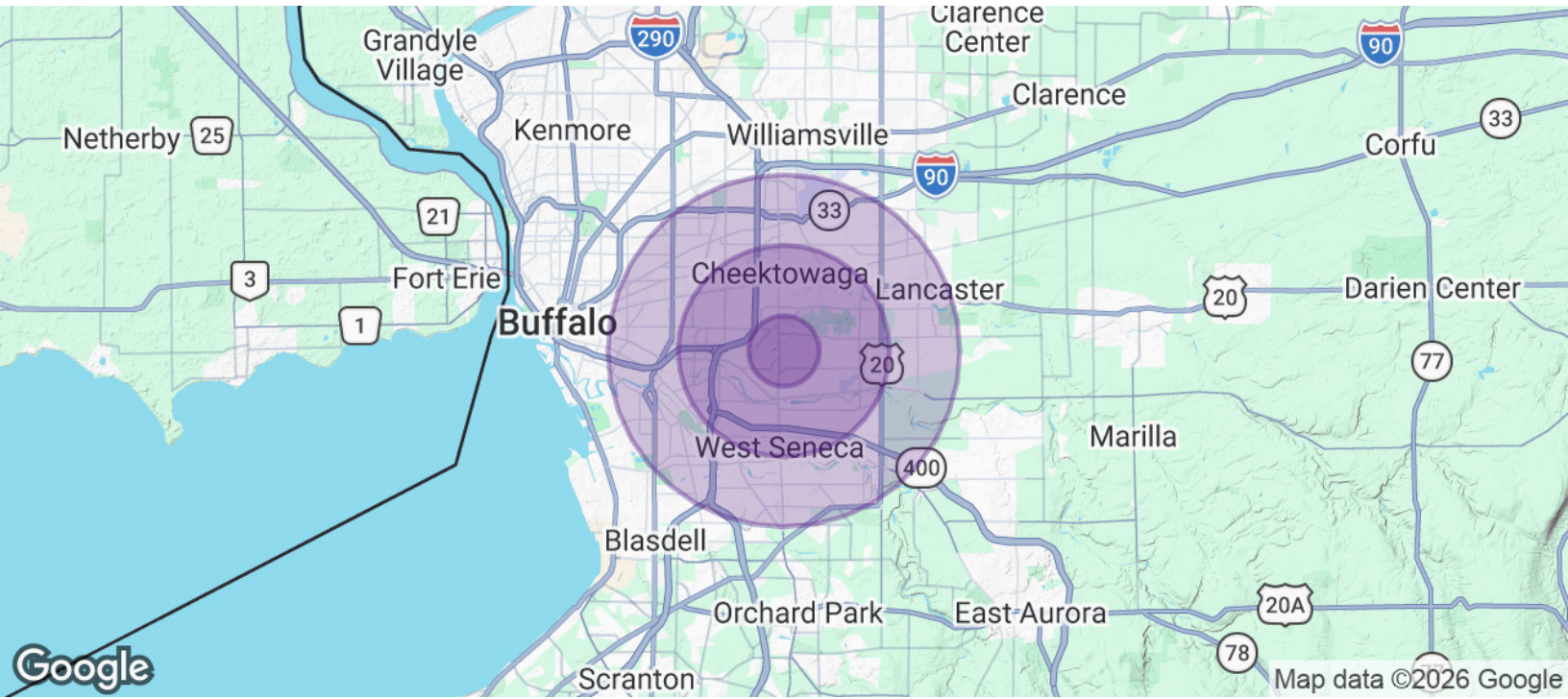
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# DEMOGRAPHICS MAP & REPORT

33,280+/- SF & 72,492+/- SF Commercial/Industrial Asset  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,878	75,995	253,530
Average Age	49.3	43.2	41.0
Average Age (Male)	47.5	42.7	39.8
Average Age (Female)	50.4	44.2	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,490	34,339	110,308
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$70,245	\$78,711	\$77,859
Average House Value	\$206,072	\$187,371	\$187,606

2023 American Community Survey (ACS)



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