



FOR LEASE

CHEEKTOWAGA DISTRIBUTION SPACE AVAILABLE

Property Highlights

- Cheektowaga Area High-Bay Distribution Space Now Available for Lease
- Located on Industrial Parkway, Just Off of Walden Avenue
- Centrally Located with Immediate Proximity to NYS Thruway I-90
- Situated on the Border of the USA and Canada Within a Day's Drive of 75% of the Population of North America
- Building Features Include:
 - 38,000sf Heated Warehouse Area
 - 2,500sf Office Area with Three Private Offices, Conference Room, Open Bullpen Area, Breakroom, Restrooms
 - Nine (9) Dedicated Dock Doors
 - 28' Clear Ceiling Height; 29' Deck
 - Wet Sprinklered
 - 3 Phase / 277/480 Volt / 1200 Amp Power
 - Up to Ten (10) Trailer Parking Spaces
- Ideal for: Distribution Companies, Logistics Companies, Packaging/Light Production, Warehousing

Features

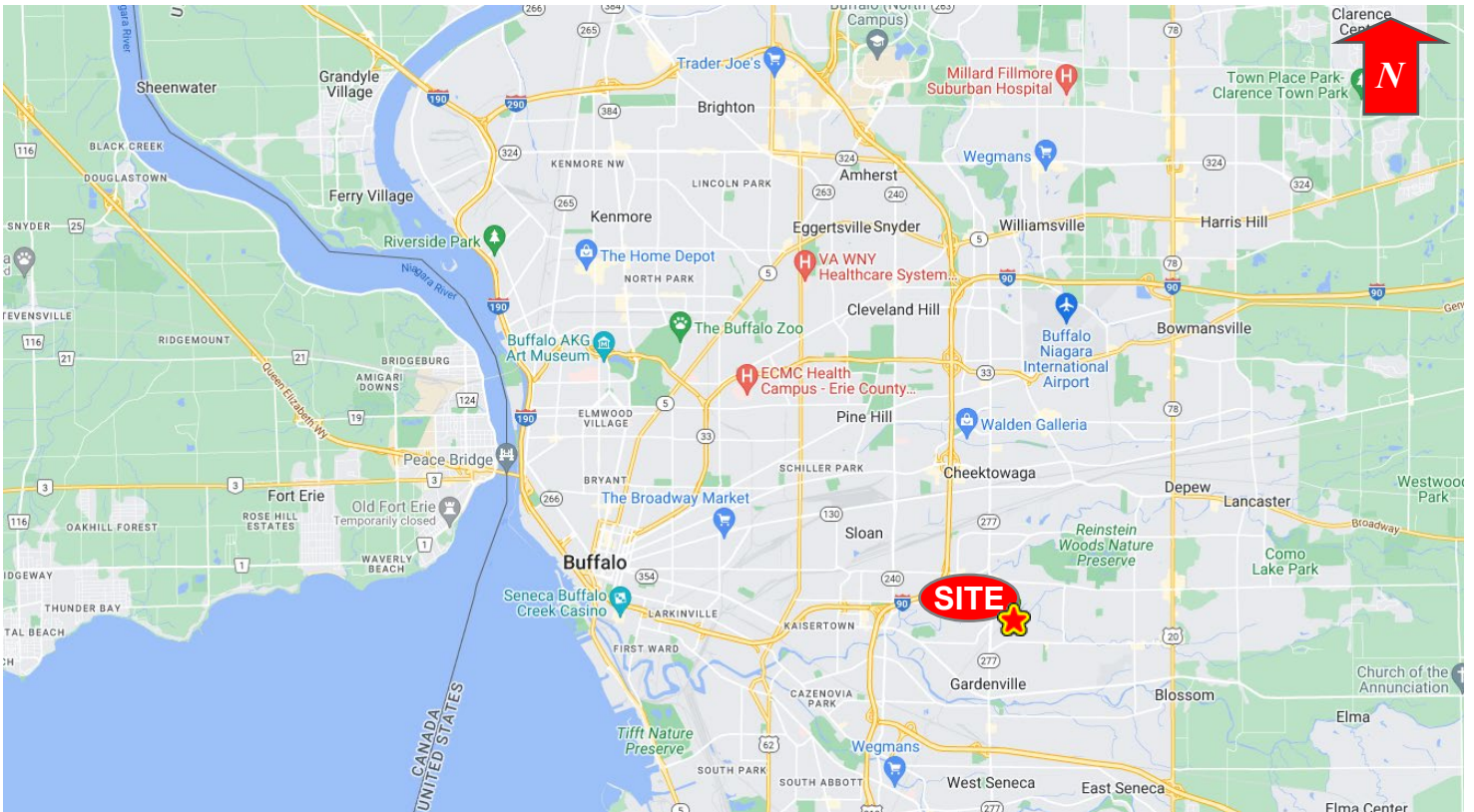
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|---------------|-----------------|
| Building Size | 40,000± Sq. Ft. |
| Lot Size | 8.6± Acres |
| Zoning | M-1 |
| Parking | Ample |

EXCLUSIVE CONTACT

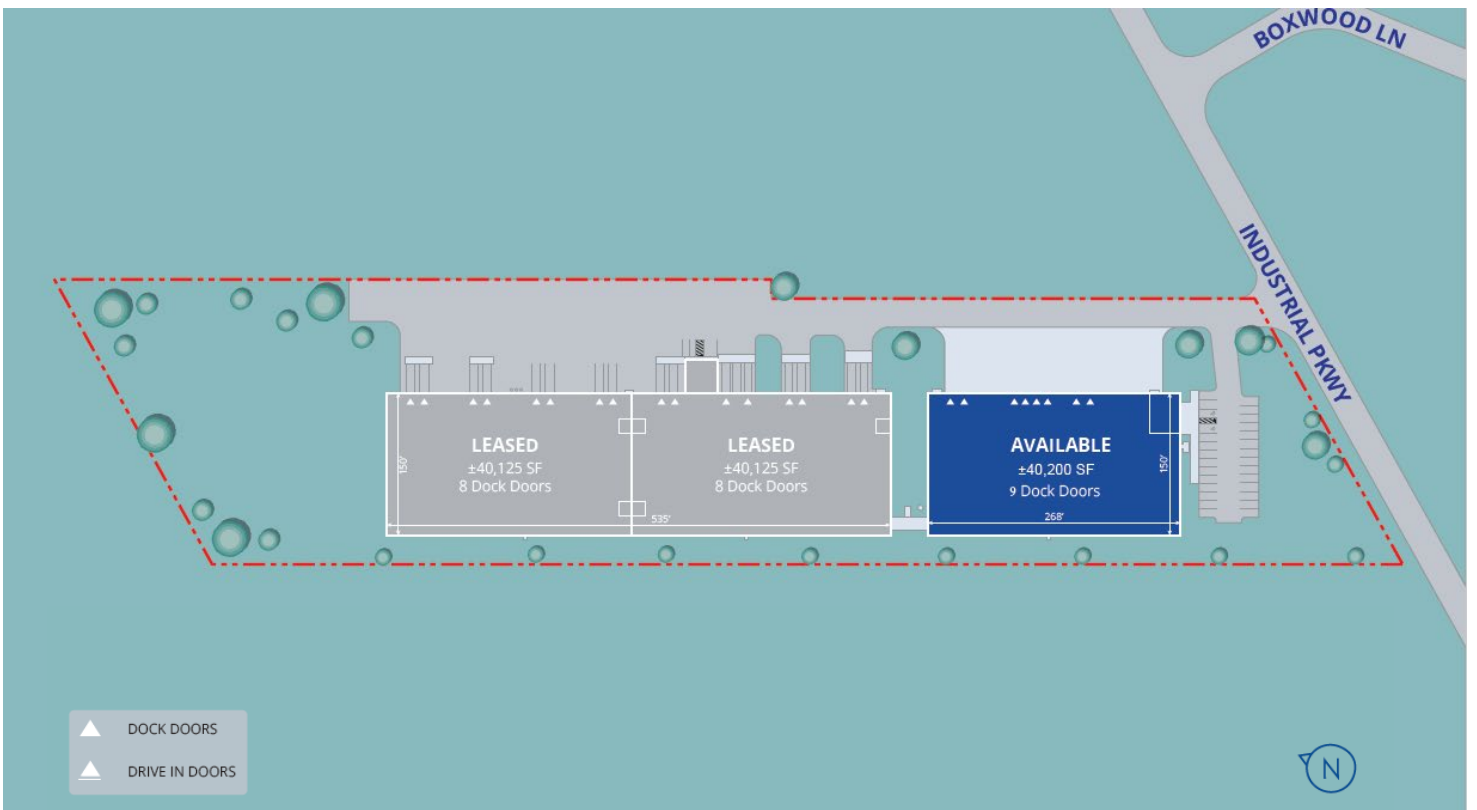
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Location Map



Site Plan

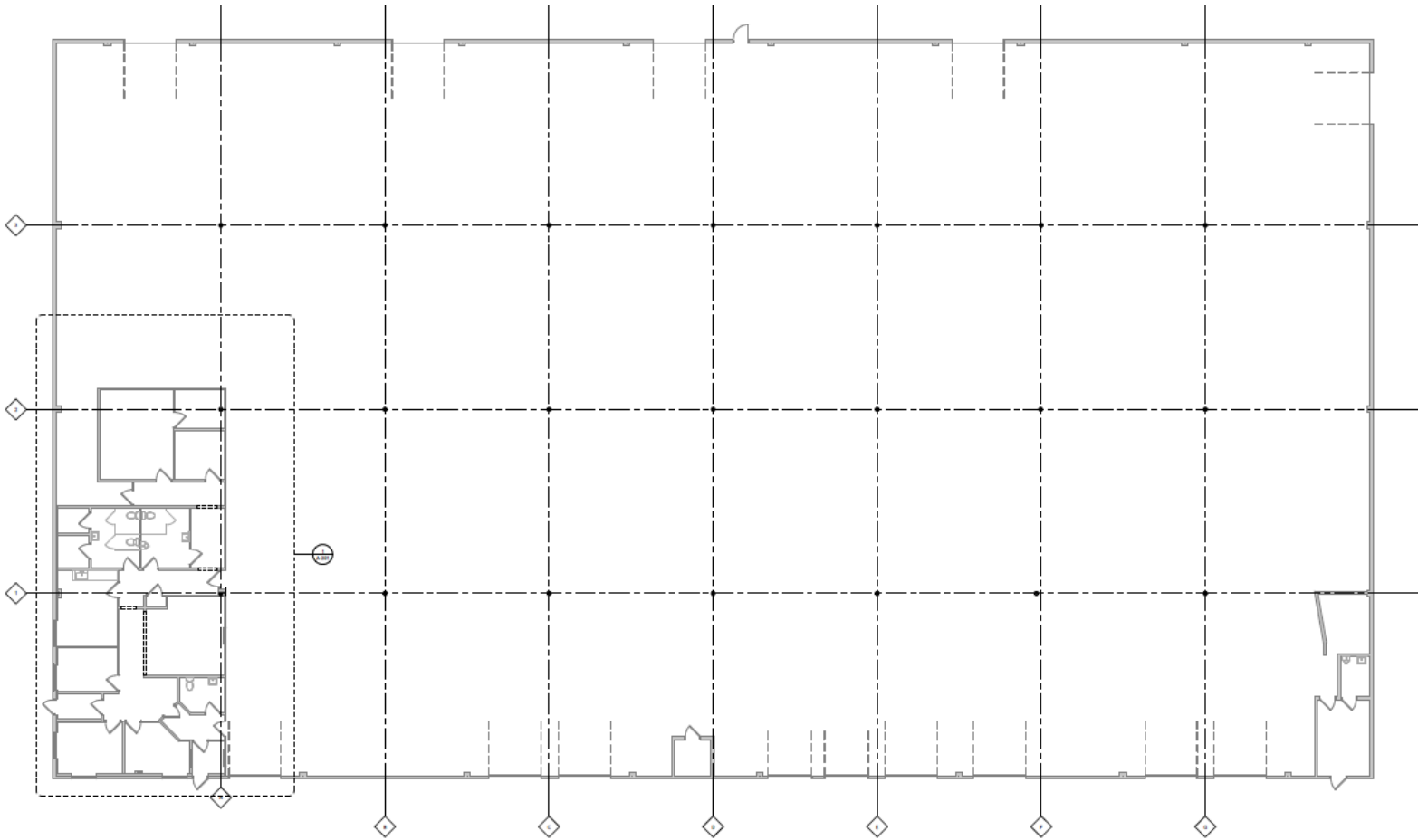


**40-60 Industrial Parkway
Cheektowaga, NY**

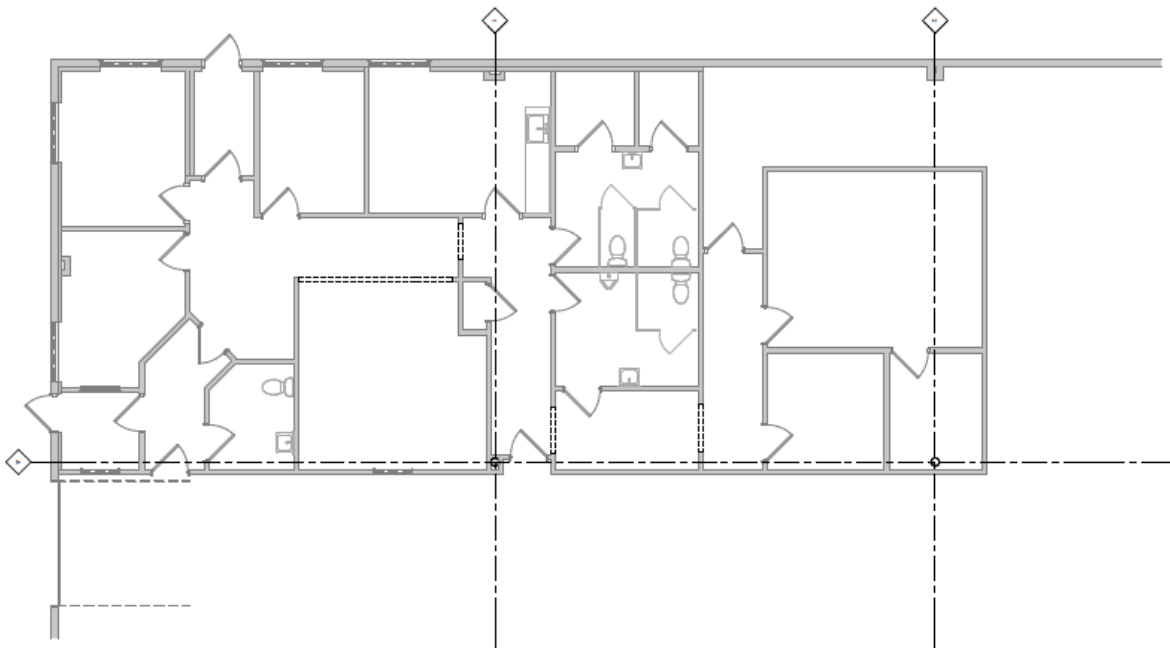


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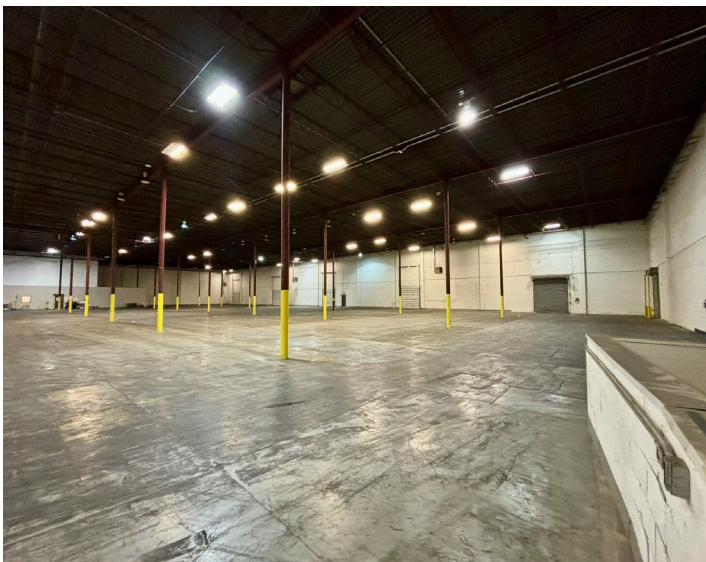
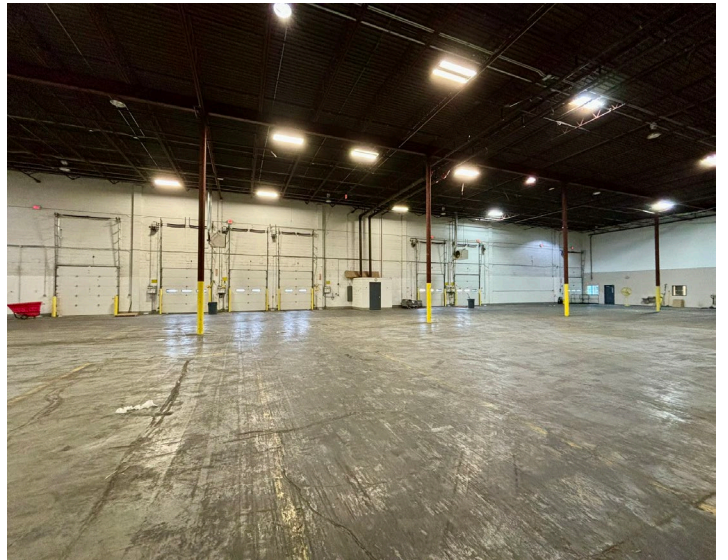
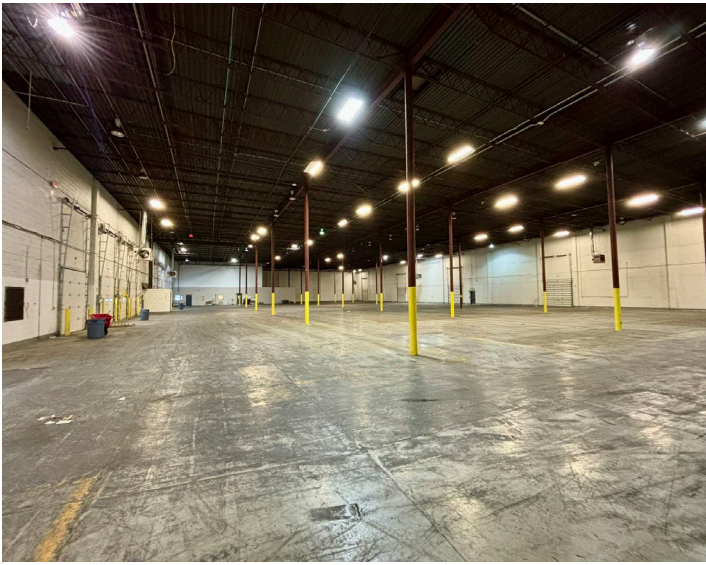
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Floor Plan



Enlarged Office Area



Property Photos

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