

Warehouse & Logistics Space

Full Building Opportunity Near I-90

485 Ludwig Ave
Cheektowaga, NY 14227

81,900 Square Feet With 19 Docks And Up To 28' Clear



Offering Overview

485 Ludwig Ave is a 81,900 square foot warehouse and distribution facility in the Town of Cheektowaga, offering outstanding access and visibility to I-90 (New York State Thruway). The property was extensively renovated in 2021 offering excellent loading and clear heights.

Offering Details

- + 81,900 Square Feet
- + 19 Docks, Up To 28' Clear
- + Lease Rate: \$9.00/sf NNN (est. \$1.16/sf)
Snow & Lawn Service Paid By Tenant



Property Overview

- + 81,900 Square Feet Total (Space May Divided: Suite A 40,200 SF and Suite B 41,700 SF)
- + Extensively Renovated in 2021, New Roof, New Facade
- + Ceiling Height: Up To 28'
- + 19 Docks (10'x10') With Levelers, 1 Ramp To Grade
- + Power: 400amps, 240v, 3-Phase + 200amps, 240v, 3-Phase
- + Fully Sprinklered
- + Motion Sensor LED Lighting
- + 36' x 33' Column Spacing, 150' Building Depth
- + Concrete Truck Court, Truck Parking
- + Building Signage Visible From I-90, Minutes From NYS Thruway Access

Contact Us

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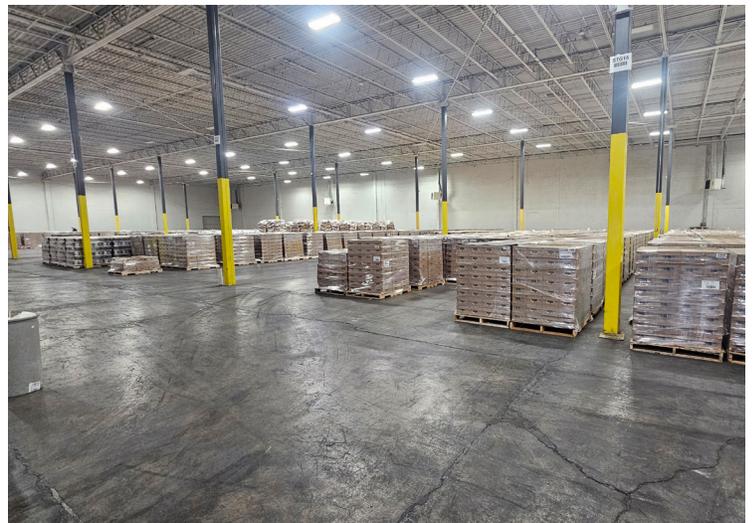
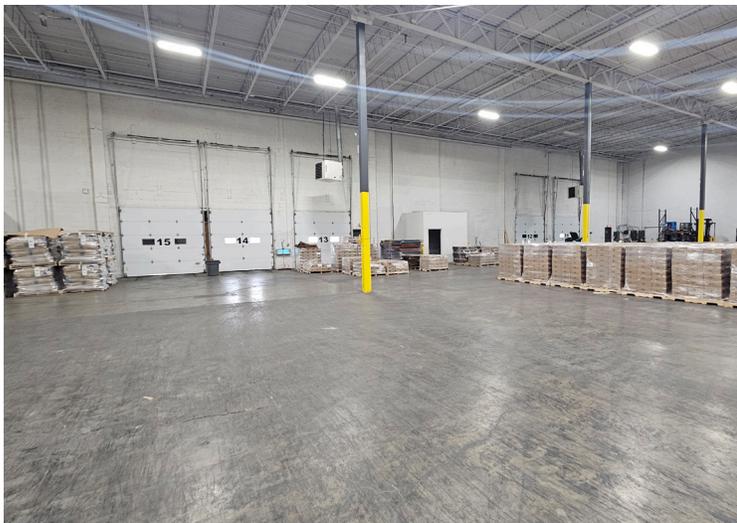
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For Lease

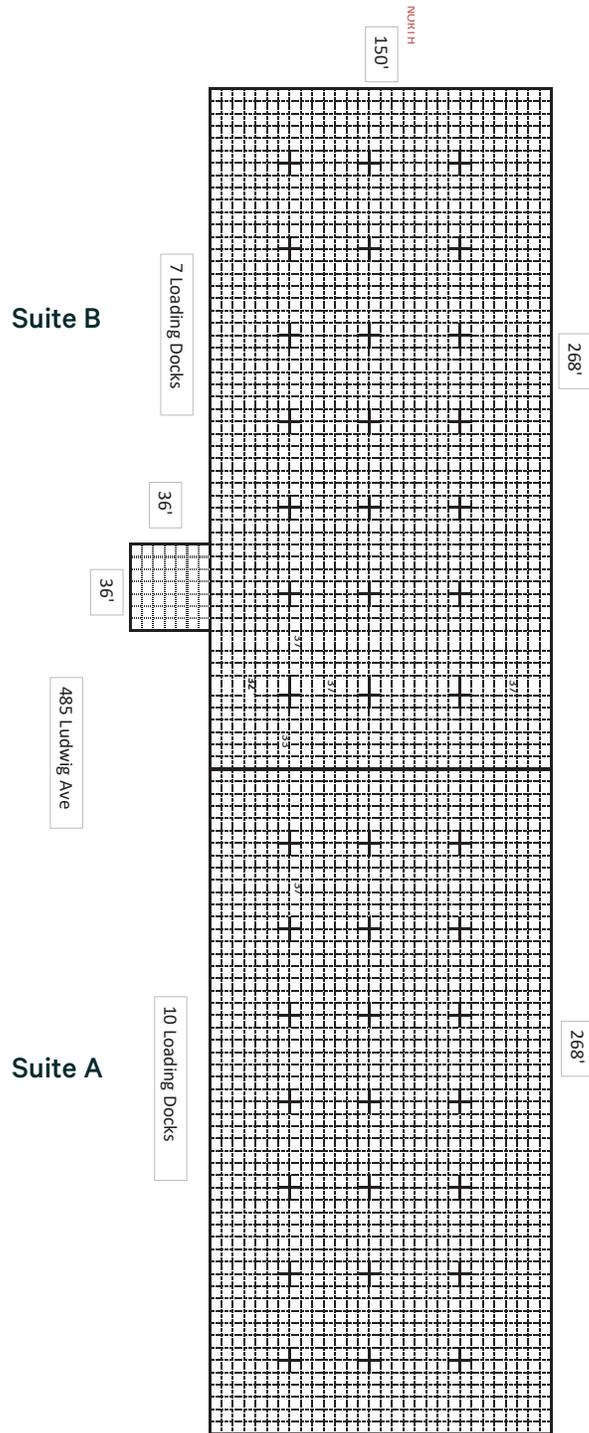


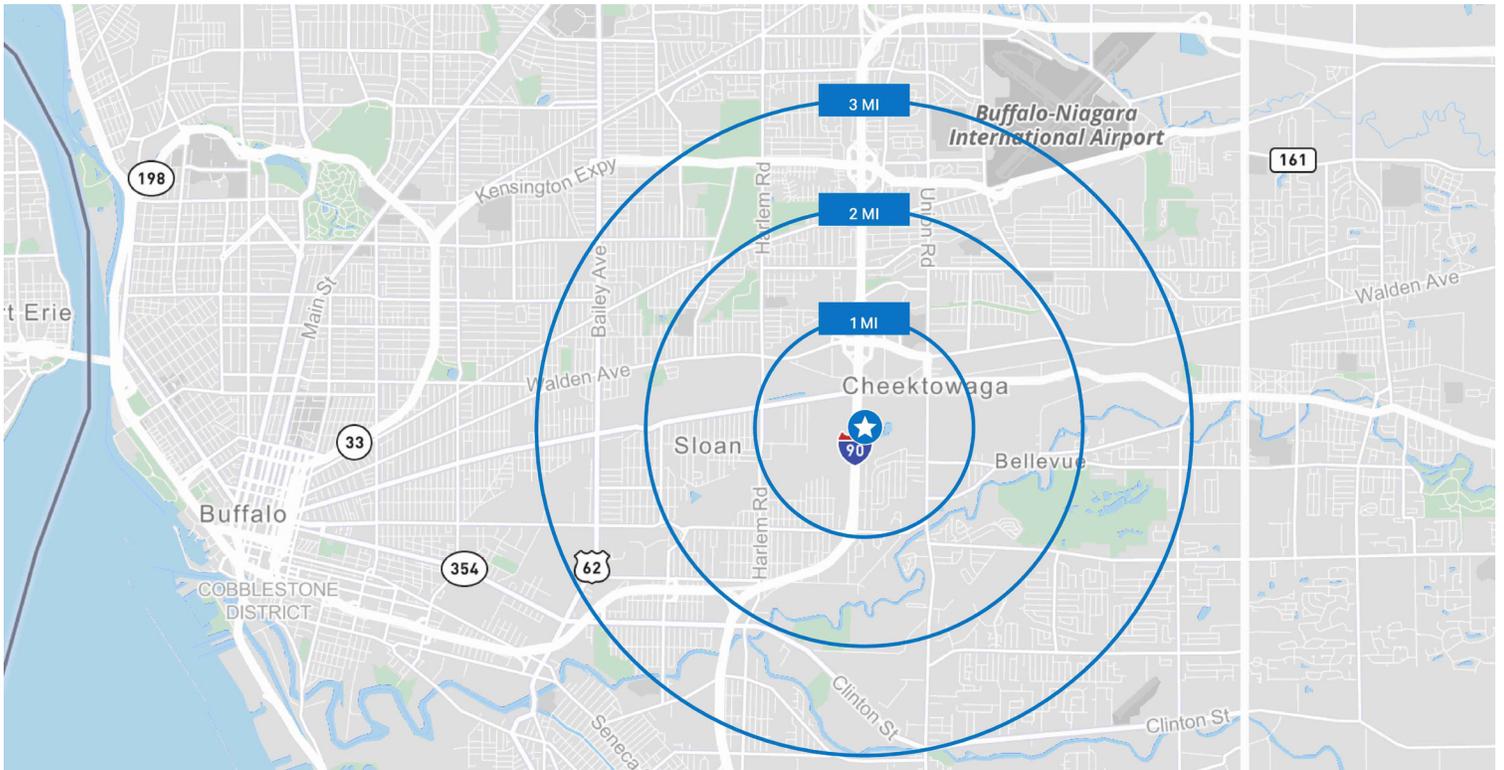
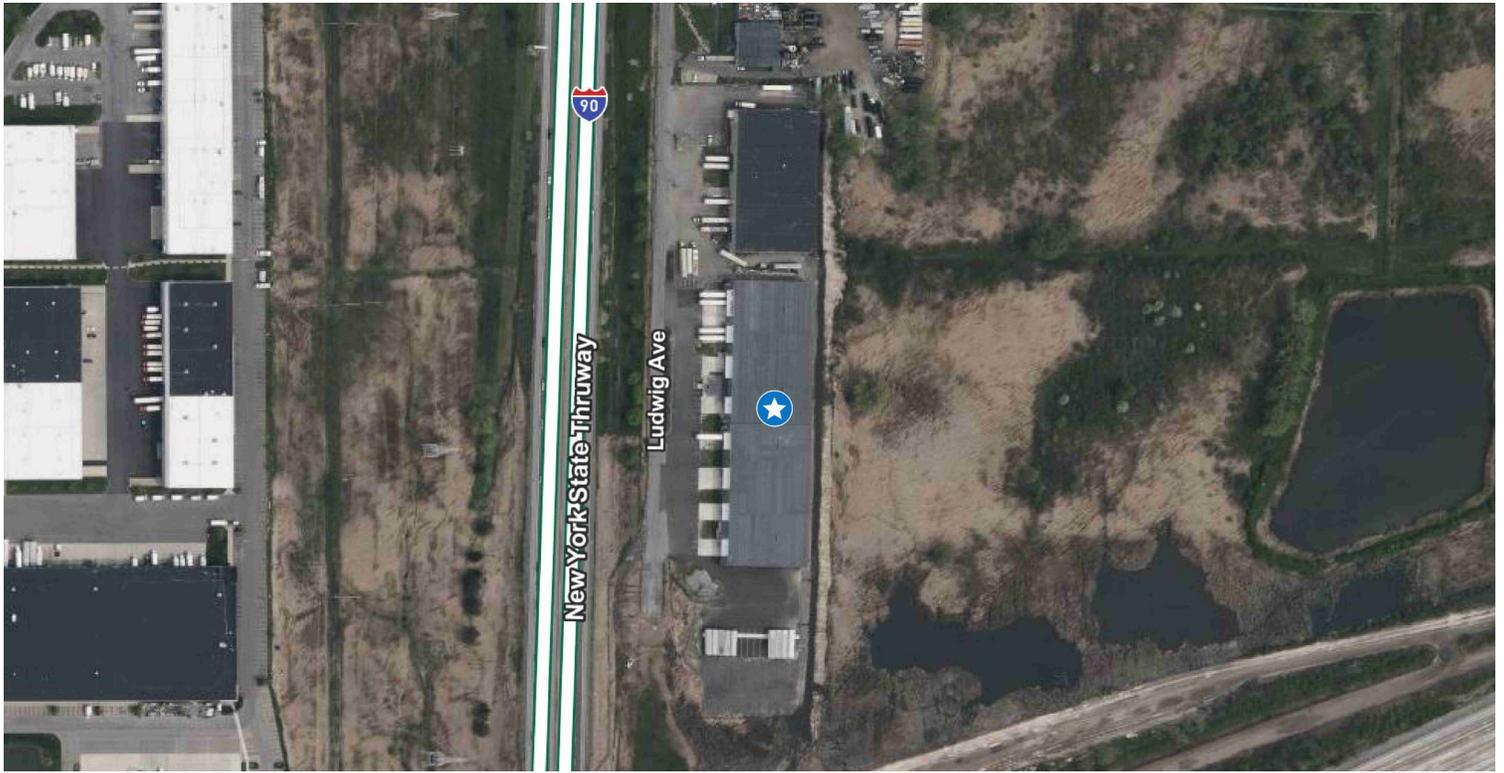
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