

375 N. French Road

Amherst, New York 14228



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For Sublease

9,881 SF flex space available for sublease in Amherst, New York. Located in Uniland Development's University Centre, the property offers many nearby amenities along Niagara Falls Boulevard and Millersport Highway.

The suite consists of approximately 2,500 SF of office space with open bullpen area, private offices, a conference room, and break room. The adjoining 7,381 SF of warehouse space features 13' clear height, one (1) grade door, and three (3) dock doors with potential to expand into neighboring warehouse space. Some equipment is available which includes a walk-in cooler and clean room components.

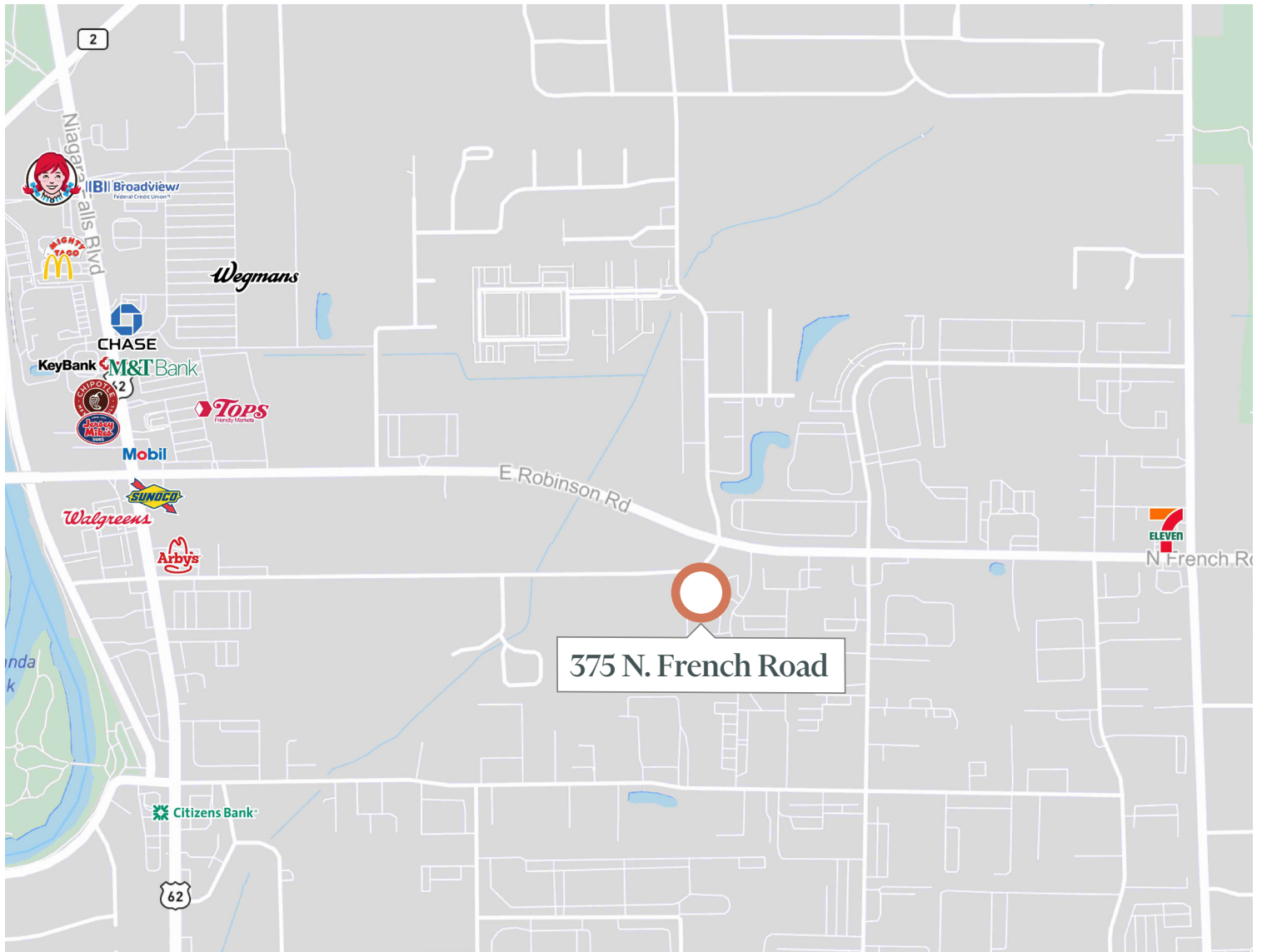
Space Highlights

- + 9,881 SF of flex space; 2,500 SF office/7,381 SF warehouse
- + Potential for additional expansion space in the building
- + 13' clear height in the warehouse
- + 1 grade door, 3 dock doors
- + Large kitchenette and break room
- + 1.5 mi. from I-990 Exit 2B (Sweet Home Road); 2.9 mi. to I-290
- + Approximately 500' to NFTA bus stop on Sunridge Dr. (Route #34)
- + Competitive sublease rate



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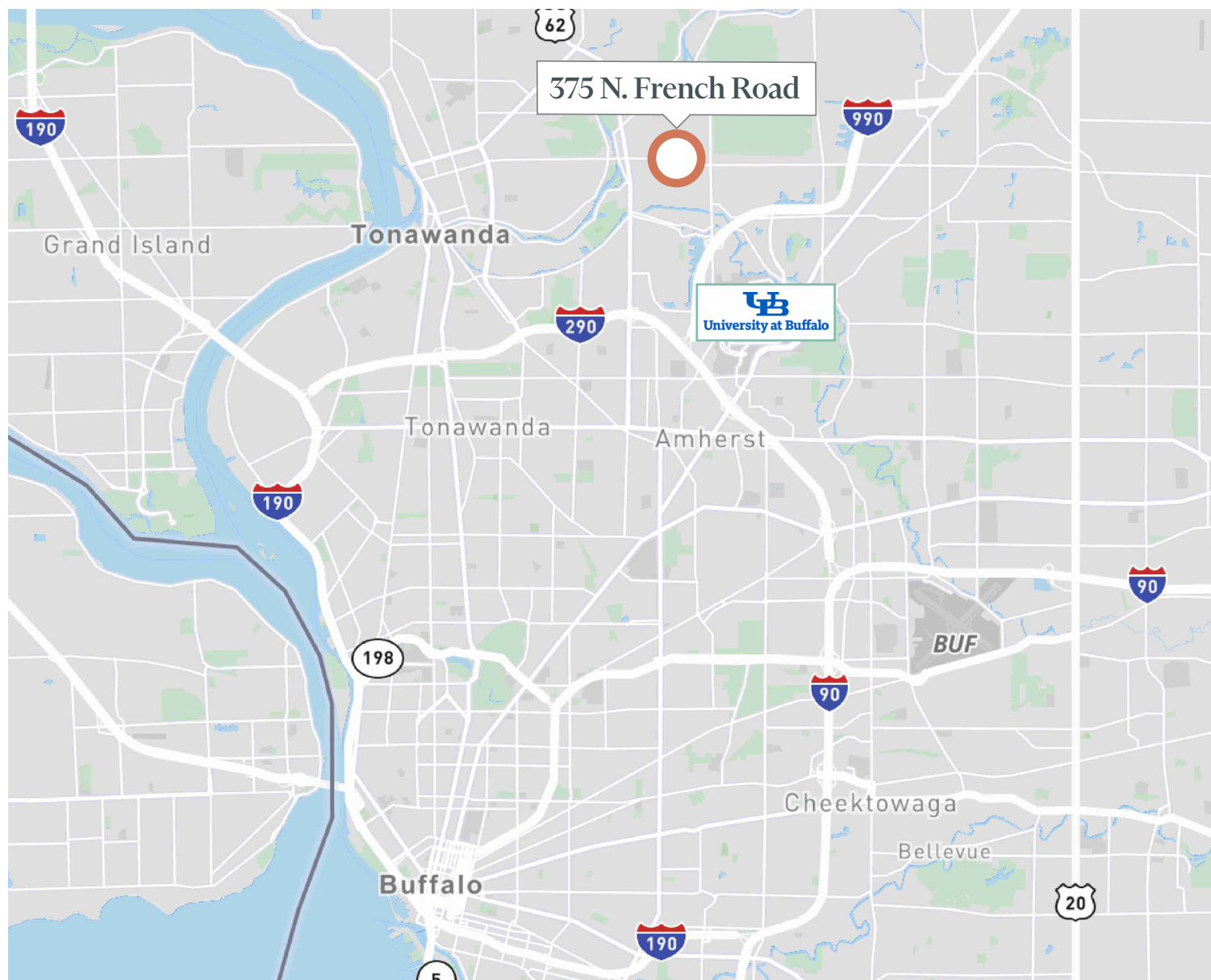
Nearby Amenities



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Contact Us

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