

WHEATFIELD OFFICE SPACE AVAILABLE

BUILDING FEATURES	
Total Building Size	29,868 ± Sq. Ft.
Available Space	Office:
	Suite 400: 3,750 ± Sq. Ft. Suite 800: 5,932 ± Sq. Ft.
Lot Size	2.2 ± Acres
Zoning	M1

Property Highlights

- Wheatfield office / flex space available for lease
- Office space:
Suite 400: 3,750 + Sq. Ft.
Suite 800: 5,932 ± Sq. Ft.
- Various configurations of office space
- Open floor plans with perimeter offices
- All suites feature multiple truck door options
- Ideally located in an office park setting
- Neighboring tenants include mixture of local, regional and international companies
- Ideal for: regional sales office, small warehouse user, national and regional companies with a WNY presence

MULTIPLE SUITES AVAILABLE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,565	46,439	113,844
Average Household Income	\$87,326	\$80,559	\$79,291

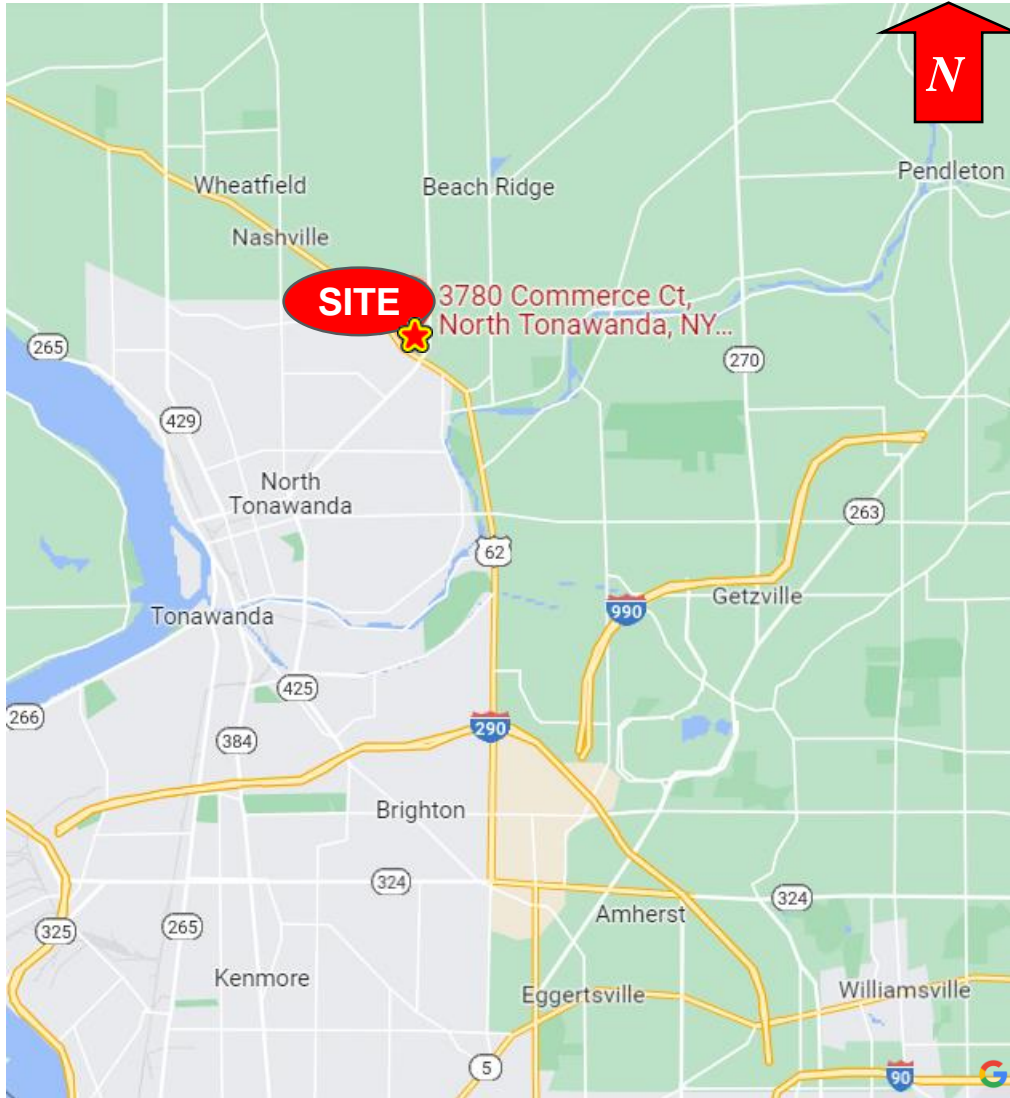


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WOODLANDS CORPORATE CENTER
3790 Commerce Court
Wheatfield, New York

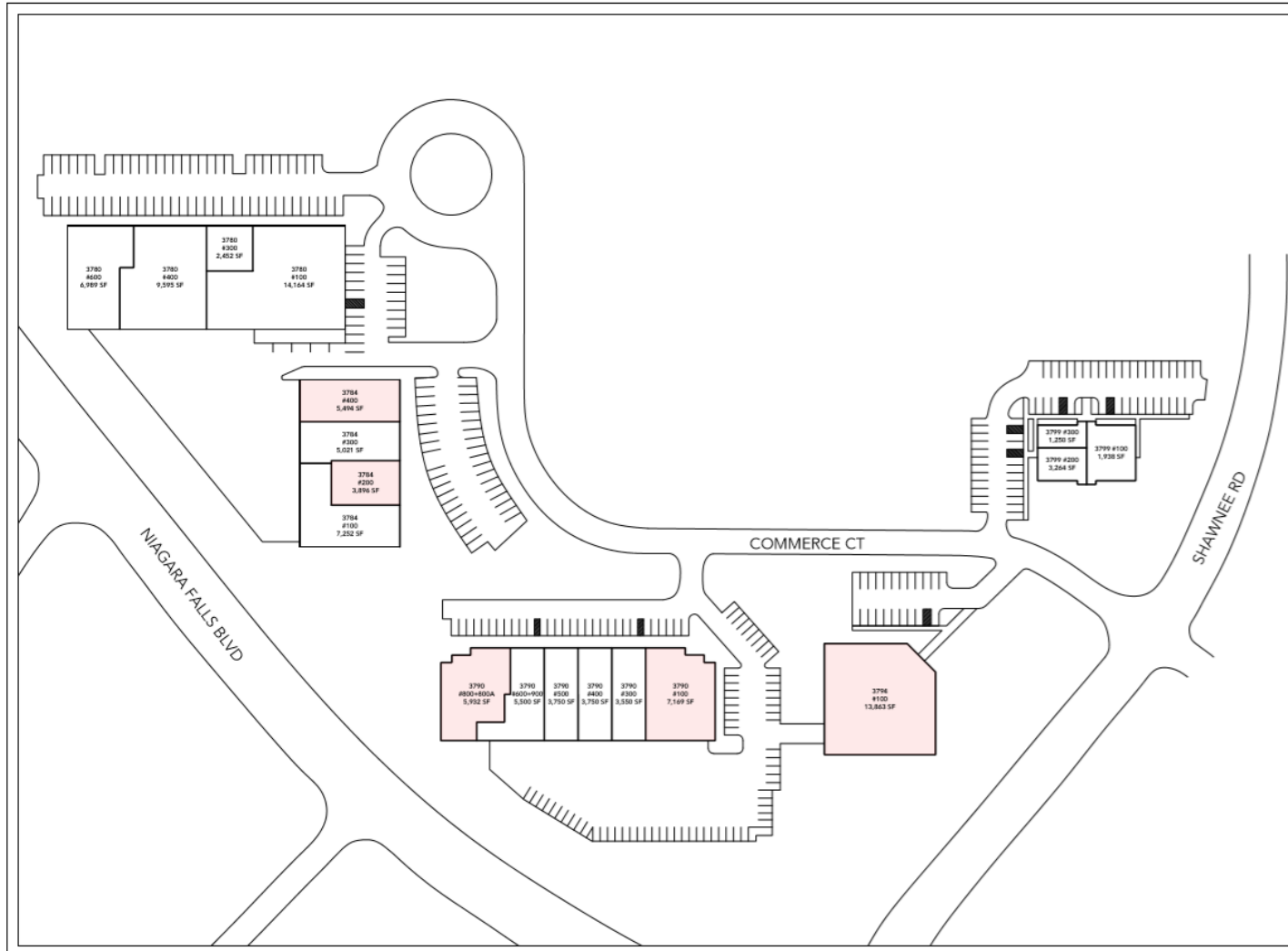


Location Map



Aerial

WOODLANDS CORPORATE CENTER
3790 Commerce Court
 Wheatfield, New York



PROPERTY ADDRESS:
 Woodlands Corporate Center
 Commerce Court
 Wheatfield North Tonawanda

TITLE:
 Available Suites

DATE:
 9/8/2020

Site Plan