

Audubon Business Centre Amherst, NY



A REPUTATION FOR RESULTS



Audubon Business Centre Amherst, NY

Audubon Business Centre offers reasonable rates on a full range of office and flex space, from back office to light manufacturing, warehouse and distribution.

The highly accessible complex is situated in the northwest corner of Amherst, only minutes from the I-990 Expressway and the University at Buffalo's North Campus. Sweet Home and North French Roads are close by, allowing for easy commutes and accessibility to Niagara Falls Boulevard's shopping, restaurants and other amenities.

Why Audubon Business Centre?

Seven buildings on 27 acres, ranging from 21,000 to 45,000 SF

Landscaped, park-like campus setting

Three acres of development-ready land

Abundant on-site parking

Deep dock and/or grade level doors

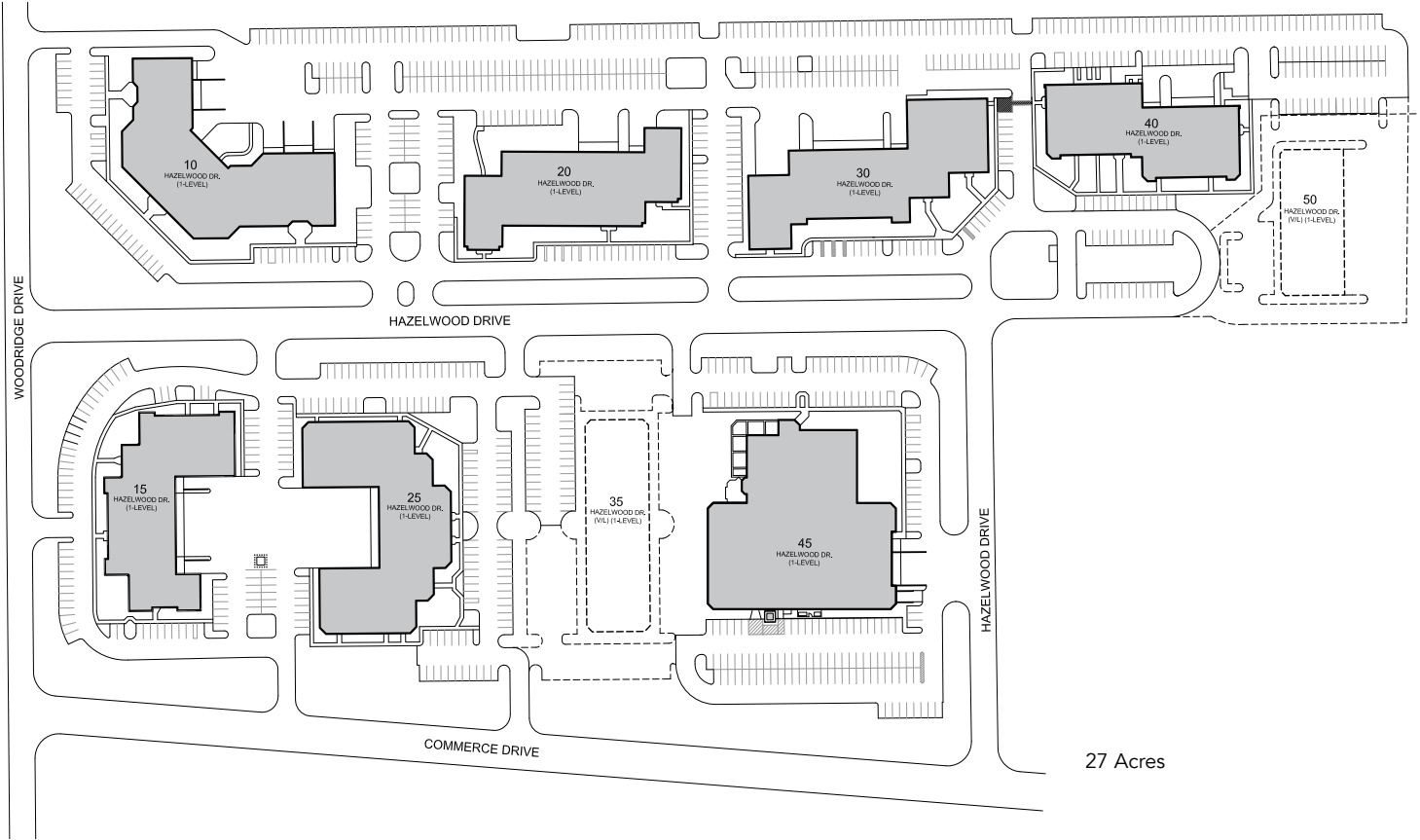
High-speed internet service

24/7 property management and support

Ideal for light assembly, distribution, warehousing



Site Plan



The workspace you've been looking for.



Location Highlights

2 minutes to I-990 Expressway

5 minutes to SUNY at Buffalo

15 minutes to the Airport

20 minutes to Buffalo

20 minutes to the Canadian border

Close to Niagara Falls Blvd. amenities

On Metro Bus routes



A full range of office and flex space available



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