

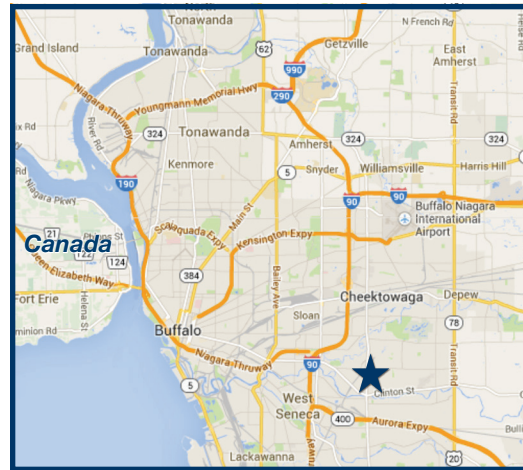
GARDEN VILLAGE COMMERCE CENTER

101-105 FRENCH ROAD :: CHEEKTOWAGA, NEW YORK 14227

BENDERSON DEVELOPMENT

AVAILABLE FOR LEASE

LATITUDE: 42.865165 LONGITUDE: -78.751707



:: LOCATION

- Ideal Setting for Class A Light Industrial, Warehouse and Distribution User
- Prime Location at Intersection of Union Road (New York State Route 277) & French Road
- Convenient Access to I-90 NYS Thruway (2 miles) and NY 400 (1.5 miles)
- Approximately 5 miles from Buffalo International Airport
- Approximately 15 miles from International Peace Bridge to Canada

:: PROPERTY OVERVIEW

- Campus-Style Setting with 3 Buildings Totaling 350,000 SF
- Ample Signage Opportunities on Union Road
- Signalized Entrance on Union Road with Multiple Other Entry Points, Offering Excellent Visibility and Accessibility

:: BUILDING FEATURES

- 32' Clear Ceiling Heights
- Modern Block and Steel Construction with Wide Column Spacing for Maximum Interior Flexibility
- Dock High and Grade-Level Loading
- Generous Parking & Truck/Delivery Staging Areas
- Three Phase Power
- ESFR Sprinkler System
- New LED Lighting

:: FOR INFORMATION

Brandon Irish-Baker or Tony Battista
716.886.1100.P 716.886.2269.F



www.benderson.com

4048-11.20

570 DELAWARE AVENUE :: BUFFALO, NEW YORK 14202
PHONE :: 716.886.1100 FAX :: 716.886.2269

BENDERSON

GARDEN VILLAGE COMMERCE CENTER

CHEEKTOWAGA :: NEW YORK

BENDERSON

DEVELOPMENT



OFFICE :: INDUSTRIAL :: RETAIL :: HOTEL :: RESIDENTIAL

The information contained herein has been obtained from sources believed to be reliable, however, Benderson and/or its affiliates have not verified its accuracy and make no guarantee, warranty or representation concerning any information herein. All information herein is subject to change without notice at any time.

BENDERSON
www.benderson.com