

FOR SALE OR LEASE**16,840_± SF WAREHOUSE/SHOP
WITH OFFICE****Building Features**

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|---------------|-----------------------------|
| Building Size | 16,840 _± Sq. Ft. |
| Lot Size | .60 _± Acres |

Property Highlights

- Two interconnected buildings:
- **Building #1 - 9,640_± Sq. Ft.**
 - 5,900 SF warehouse/shop with 15' to 17' ceiling height, floor drains, 12'x12' overhead door at grade level
 - 3,740 SF office with Class A finishes throughout, six (6) private offices, admin/reception area, conference room, breakroom
- **Building #2 - 7,200_± Sq. Ft.**
 - Subdivided to 4,275 SF retail/warehouse and 2,925 SF warehouse with 18' ceiling height and two (2) overhead doors at grade level (18'x18' and 10'x12')
- Excellent North Buffalo location just off Elmwood Avenue with ample amenities and services nearby
- Easy access to two primary NFTA bus lines

EXCLUSIVE CONTACT**Benedict J. Borruso****Associate Real Estate Broker**

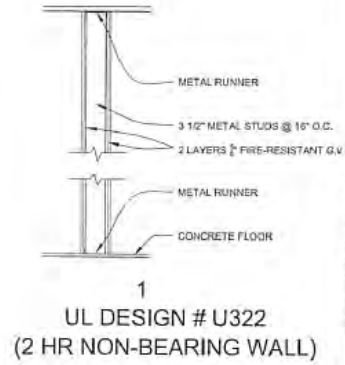
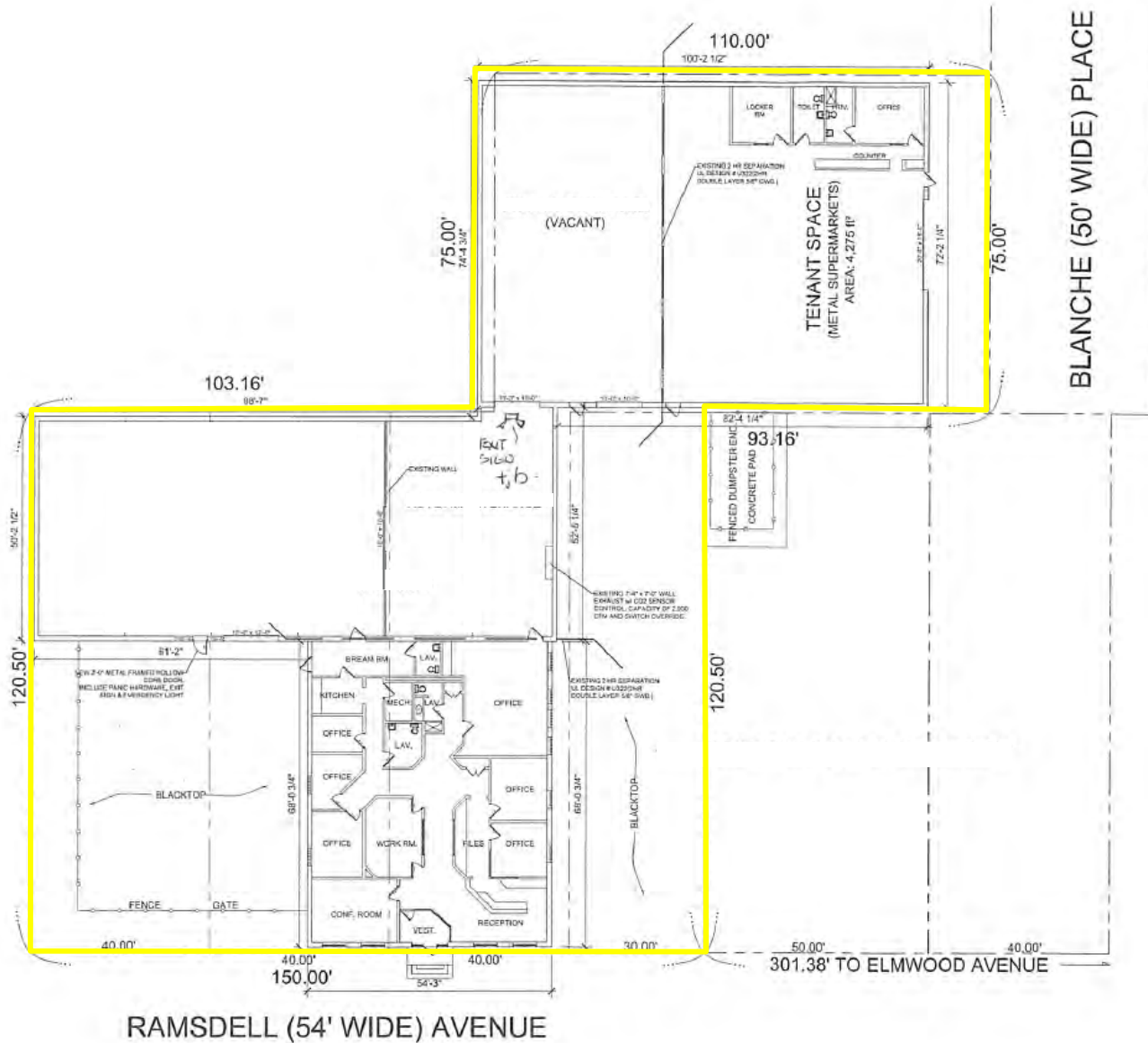
+1 716 861 5090

bborruso@pyramidbrokerage.com

Subdividable Warehouse/Office Opportunity450 Corporate Parkway, Suite 102
Buffalo, New York 14226
+1 716 852 7500**pyramidbrokerage.com**



Property Photos



BUFFALO TRANSPORTATION

289 RAMSDELL
BUFFALO, NY 14216



PROJECT ARCHITECT
TOMMASO BRIATICO ARCHITECTS

ARCHITECTURE • PLANNING • DESIGN
125 W. Tappan Street Buffalo, NY 14201
716.849.4111 716.849.8811
tbriatico@tbaa.com www.tbaa.com

PROJECT NO. 2024-001
SHEET TITLE
SITE / TENANT PLAN

Site/Tenant Plan

