



2 Main St

Depew, New York 14043

Property Highlights

- New Windows Throughout
- Cold Storage
- Metal Roof – 2020
- LED Lighting
- New HVAC
- 1 Office Building and 2 Warehouses
- Loading: 2 loading docks + 2 drive-in doors for flexible freight access
- Floors: Heavy-duty reinforced concrete — built to handle serious loads (this was a working steel mill)
- Office: Small but recently renovated office space included
- Power: Standard single-phase electrical service

Offering Summary

Lease Rate:	\$7 NNN
Building Size:	16,040 SF
Lot Size:	130,741 SF

For More Information

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Location Information

Street Address	2 Main St
City, State, Zip	Depew, NY 14043
County	Erie
Market	Buffalo

Building Information

Building Size	44,000 SF
Building Class	C
Occupancy %	0.0%
Number of Grade Level Doors	2
Number of Dock High Doors	2
Number of Drive in Bays	2
Number of Cranes	1
Ceiling Height	20 ft
Minimum Ceiling Height	17 ft
Office Space	2,000 SF
Number of Floors	1
Year Built	1995
Roof	Metal - 2020
Free Standing	Yes
Number of Buildings	3

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-1
Lot Size	130,741 SF
APN #	104.13-1-1.22
Lot Depth	8,470 ft
Power	200m Amp/400 Volts

Utilities & Amenities

Central HVAC	Yes
HVAC	New

Office Building

# of Offices	4
Size	2,000 SF
Bathrooms	1
HVAC	New

Warehouse 1

Size	25,000 SF
Clear Height	20'
Crane	4K Pounds
Grade Level	12 x 12

Warehouse 2

Size	17,000 SF
Clear Height	17'
High Dock Doors	2
Grade Level	14 x 12



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