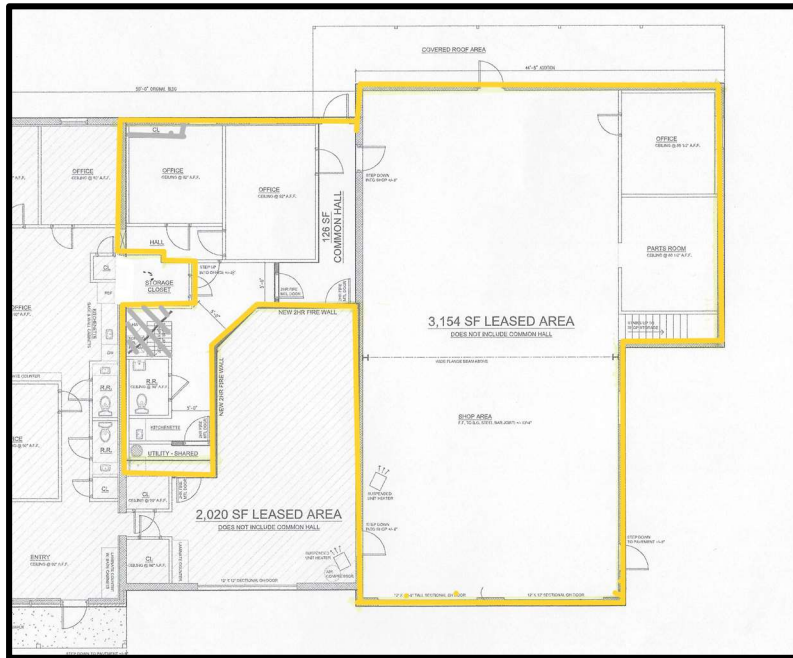




Specializing in Commercial and Industrial Properties

FOR LEASE

399 Pleasant Avenue- Unit 2
Hamburg, New York



3,150 total SF available comprised of approximately 2,000SF of warehouse space with a parts room and shop office with second floor mezzanine for additional storage.

Adjoining executive offices with updated kitchenette, restroom and wash/slop sink area.

- 3, 150 SF Warehouse and Office space
- Two, 12 x 12 Overhead Doors
- Ample parking
- Clear span 2,000SF warehouse with 13' ceiling
- Attractive executive and shop offices
- Easy access to Thruway and high traffic counts
- Rent: \$3,500 per month
- **Rent amount includes all utilities!**
- Additional Rent: ½ snowplow expense

Laura St Pierre Smith | Licensed Real Estate Broker | PO Box 1027 | Buffalo, NY 14201 | 716-627-2049 office | 716-907-3216 cell

laura@blaine-realtors.com



Easy access with 12x12 overhead doors

Warehouse storage area



Side parking area

Slop sink area



Open warehouse with 13' ceiling

Kitchenette

