



3160 Union Rd

Cheektowaga, New York 14227

Property Highlights

- 19,000 SF warehouse for sale or lease
- Two 18' overhead doors
- 29' clear ceiling height
- High traffic area, minutes from I-90 expressway
- High visibility
- Ample parking
- Two entries into parking lot

Property Overview

Located in Cheektowaga, NY, this suburb offers a strategic centralized location with easy access to Buffalo Niagara International Airport and all major highways, making it a prime spot for businesses to thrive. The building uniquely consist of 1000 SF Office, 4000 SF Shop Space, 14,000 SF Warehouse. In addition, (2) 14' grade level doors, the building is 100% insulated, Phase 3 power and mechanicals is excellent working order.

Offering Summary

Sale Price:	\$2,200,000
Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	19,000 SF
Lot Size:	1.9 Acres

For More Information

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