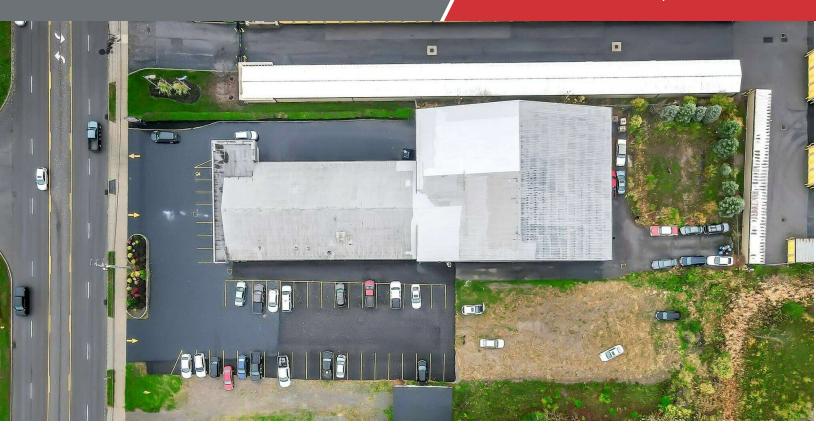
For Sale or Lease

19,000 SF Warehouse \$2,200,000 | \$9/SF NNN



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

Chadd Soto

O: 716 574 5533 csoto@naimcguire.com

For Sale or Lease

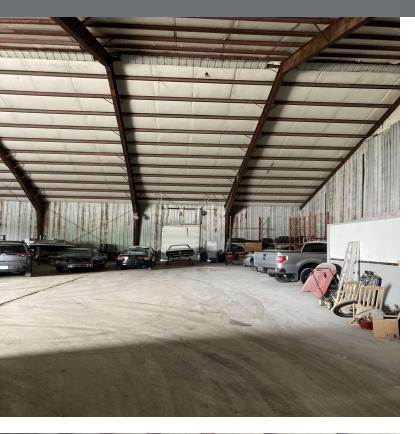








For Sale or Lease





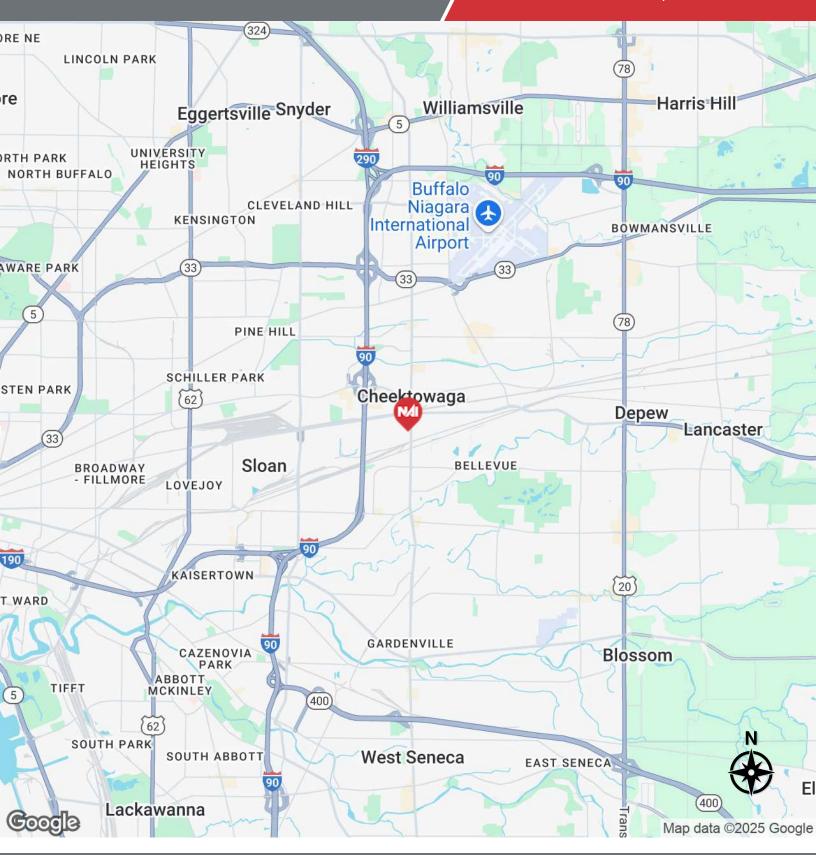




For Sale or Lease

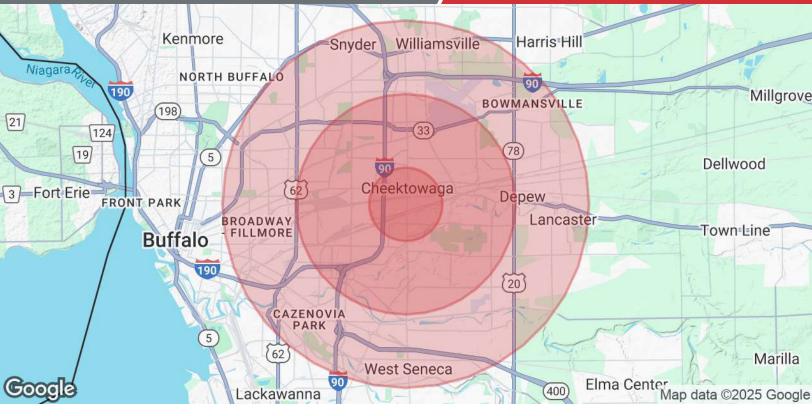


For Sale or Lease



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Population	1 Mile	3 Miles	5 Miles
Total Population	3,699	90,169	269,832
Average Age	49	43	41
Average Age (Male)	46	41	40
Average Age (Female)	52	44	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,826	39,914	115,497
# of Persons per HH	2	2.3	2.3
Average HH Income	\$74,488	\$75,327	\$77,036
Average House Value	\$214,575	\$196,264	\$221,147

Demographics data derived from AlphaMap