



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

289 Ramsdell Avenue
Buffalo, New York

FOR LEASE

9,640 \pm SF WAREHOUSE/SHOP WITH OFFICE

Building Features

Building Size	9,640 \pm Sq. Ft.
Lot Size	0.33 \pm Acres

Property Highlights

- Freestanding warehouse with office for lease
- 5,900 \pm SF warehouse/shop space features:
 - 15'-17' ceiling height
 - 12'x12' overhead door at grade level
 - Floor drains, skylights, infrared heating
- 3,740 \pm SF office space features:
 - Six (6) private offices
 - Admin/reception area and breakroom
 - Private executive lavatory with shower
 - Class A finishes throughout
- Secure fenced yard
- On-site parking for 8-10 vehicles, plus street parking
- Excellent North Buffalo location just off Elmwood Avenue with easy access to ample amenities and services nearby

EXCLUSIVE CONTACT

Benedict J. Borruso

Associate Real Estate Broker

+1 716 861 5090

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Freestanding Warehouse/Office Opportunity



14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500

pyramidbrokerage.com

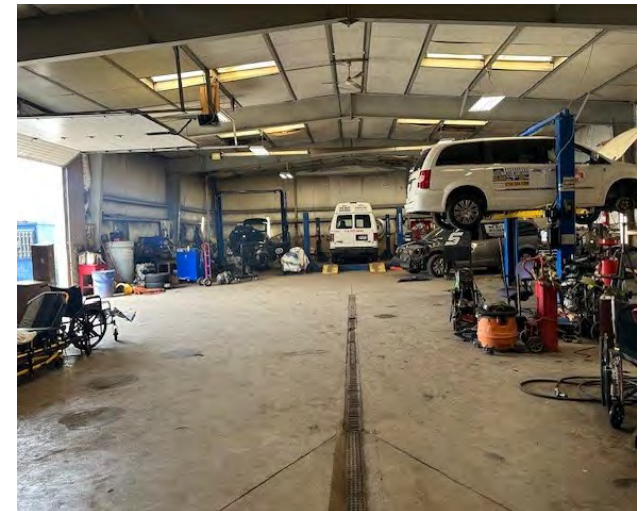


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Property Photos

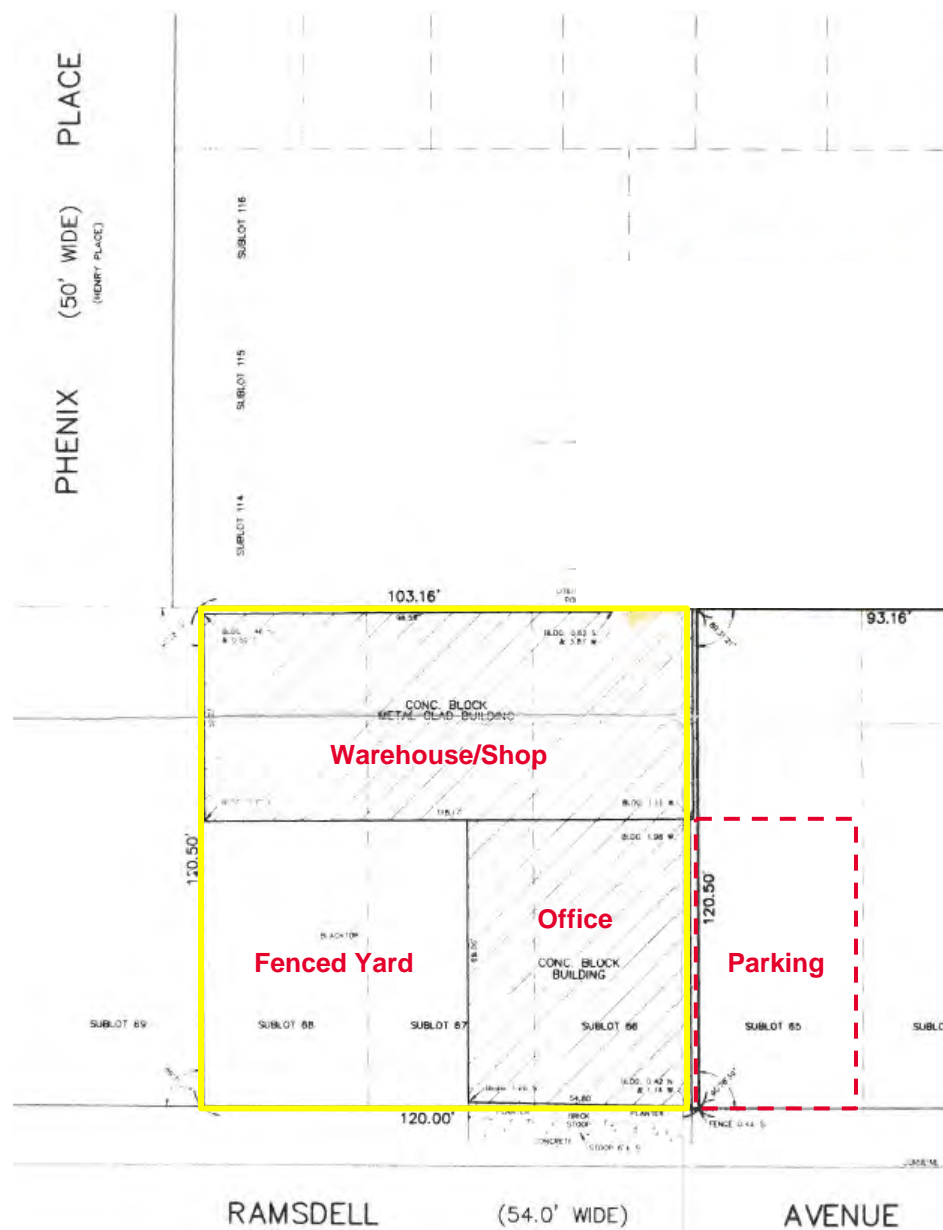


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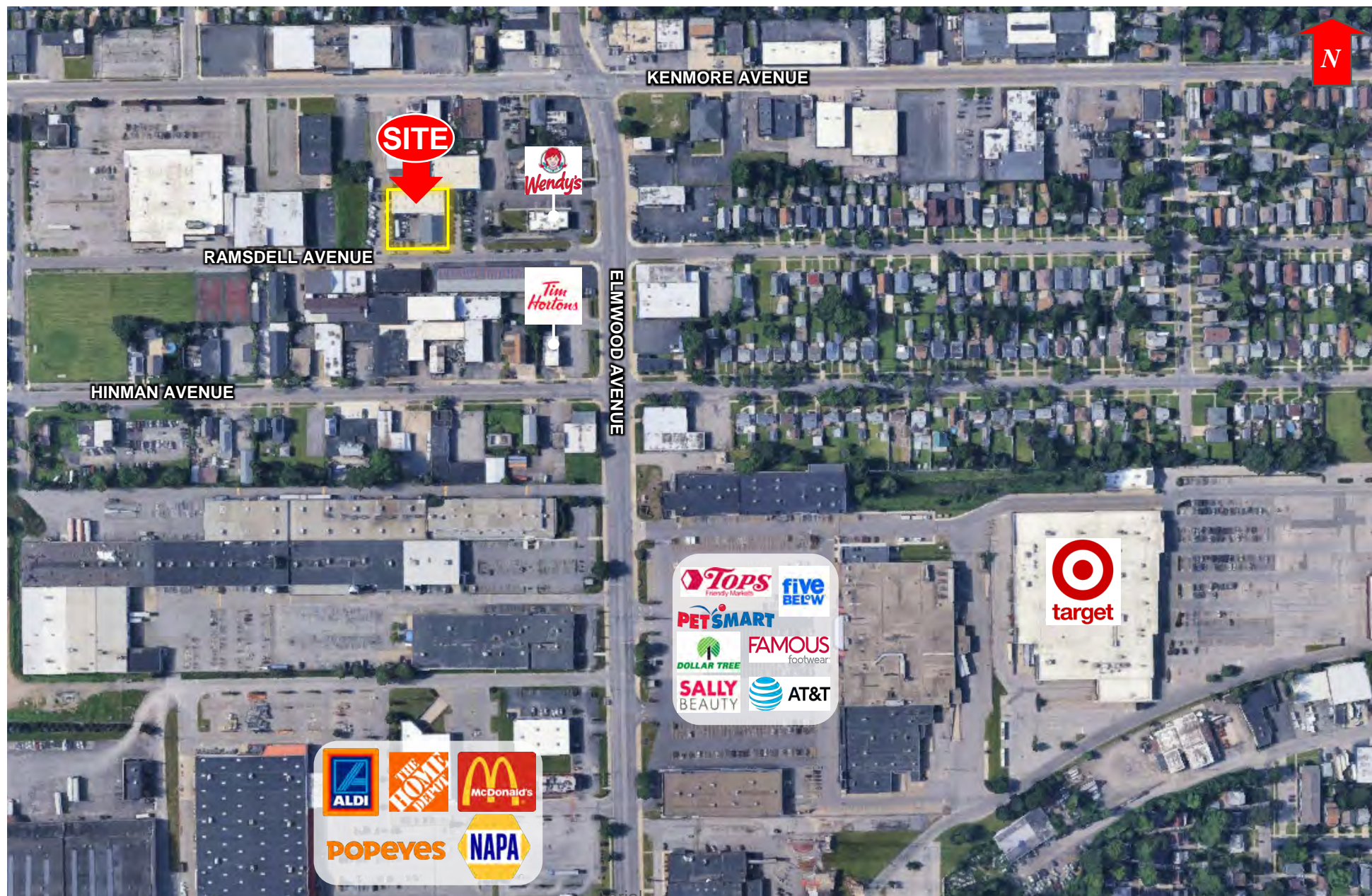


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Survey



Aerial

Aerial