



Industrial property in a burgeoning section of North Buffalo

Unlock your operational potential at 765 Hertel Avenue, a premier 23,300 SF industrial facility. The highly functional layout includes 21,500 SF of dedicated warehouse space with a 15' clear height and a powerful electrical infrastructure, making it a perfect fit for diverse manufacturing and material handling. Heavy lifting is made easy with two 3-ton and one 2-ton cranes, boosting your efficiency and productivity. An 1,800 SF office space provides an ideal on-site command center.

The location is a strategic advantage. Situated within Uniland's North Buffalo redevelopment, you'll benefit from excellent connectivity and an established industrial setting. With easy access to I-190, I-290, and Canadian borders, logistics and distribution are a breeze. Furthermore, the property is in an area with a readily available labor pool and numerous local amenities. Prime signage on Hertel Avenue, with over 31,400 vehicles passing daily, offers an incredible opportunity to boost your brand visibility. The site also includes 22 paved parking spaces.

Why 765 Hertel Avenue?

- Industrial space with a grade door, three man doors and 15' clear height
- 2 Cranes with 3-ton capacity and 1 crane with 2-ton capacity
- Prime signage opportunities in an area with high traffic volume exceeding 31,400 vehicles daily
- Proximate to I-190, I-290 and Canadian crossings
- 5 minutes to Hertel corridor, Elmwood Village and Kenmore
- 10 minutes to Allentown neighborhood and Downtown Buffalo
- Located on NFTA Bus route



Scan or click for more details about this property!