## UNION DEVELOPMENT PARK

3035-3065 UNION ROAD :: ORCHARD PARK, NY 14127

### **AVAILABLE FOR LEASE**









## BENDERSON DEVELOPMENT

#### :: LOCATION

- Conveniently located near the five corners intersection of Orchard Park including Routes 20, 277, and 240
- Less than 2 miles from the Milestrip exit of the I-219
- Less than 4 miles from the I-90 New York State Thruway system
- Close proximity to Buffalo Niagara International Airport, downtown Buffalo and the Peace Bridge linking Western New York to Canada
- Greater Buffalo/Niagara Region boasts a highly skilled, dependable labor pool

#### :: PROPERTY OVERVIEW

- Site consists of a standalone approximately 90,000 SF building ideal for warehouse, distribution, or office use
- Site is expandable by an additional 300,000 +/- square feet with connectivity to Southwestern Boulevard
- Abundant Tenant and visitor parking available
- Multiple entrance points on Union and Michael Roads
- Campus park setting with professionally maintained landscaping

#### **:: BUILDING FEATURES**

- Contemporary façade with tenant specific signage opportunities
- Block and steel building construction
- Column spacing typical, 45 x 25 allows for maximum interior flexibility
- 18' clear height
- Building offers complete flexibility for additional overhead and dock doors as needed
- New LED lighting system
- 3 phase power

#### :: FOR INFORMATION

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# UNION DEVELOPMENT PARK

ORCHARD PARK :: NEW YORK

## BENDERSON DEVELOPMENT











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