


**FOR LEASE**

## 26,000+ SF STANDALONE INDUSTRIAL BUILDING FOR LEASE

### Property Highlights

- Well-maintained single-tenant industrial building for lease
- 21,000+ SF of warehouse/manufacturing space and 5,000+ SF of office space (3,000+ SF office in warehouse can be removed)
- Ceiling heights range from 14'-18'
- One (1) dock door and three (3) grade level doors
- 1200 Amp / 480V / 3-phase power
- Ability to expand the building by 18,000+ SF
- Secure location in City of Buffalo industrial park
- Close proximity to US/Canada border and NYS Thruways
- Ideal For: manufacturing, warehousing, distribution

### Building Features

Total Building Size	26,000+ Sq. Ft.
Lot Size	2.83+ Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	15,227	148,783	359,013
Average H.H. Income	\$54,641	\$63,169	\$76,109

Source: ESRI Business Analyst 2025

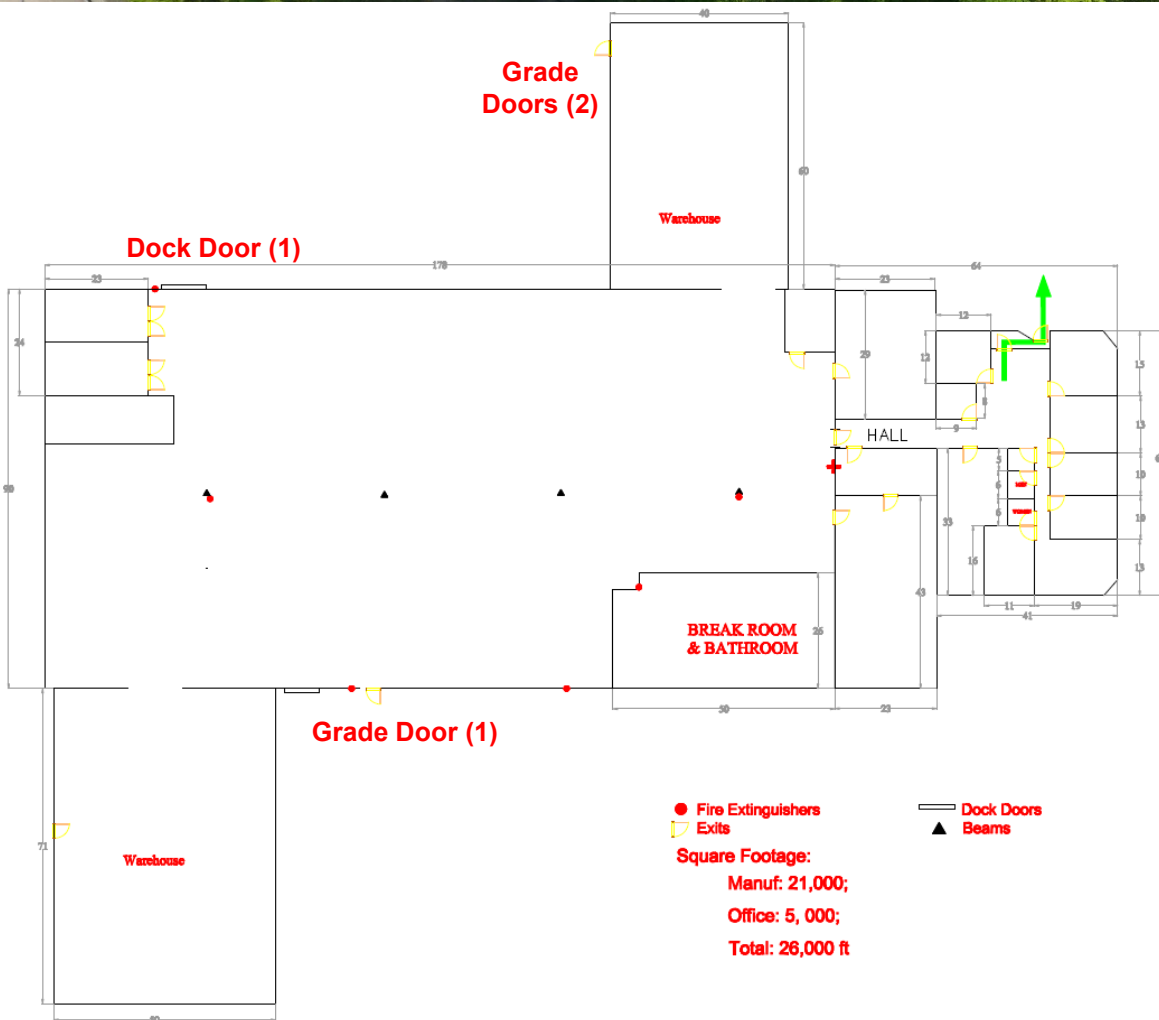
### EXCLUSIVE CONTACT

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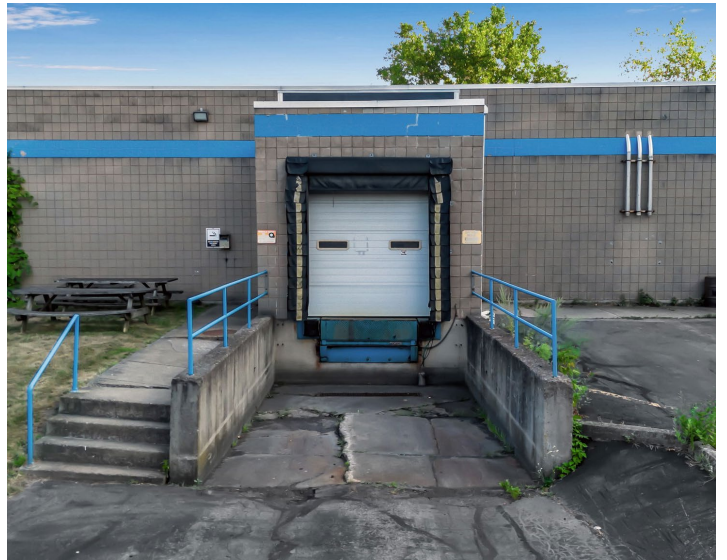
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Aerial



Floor Plan



**Property Photos**

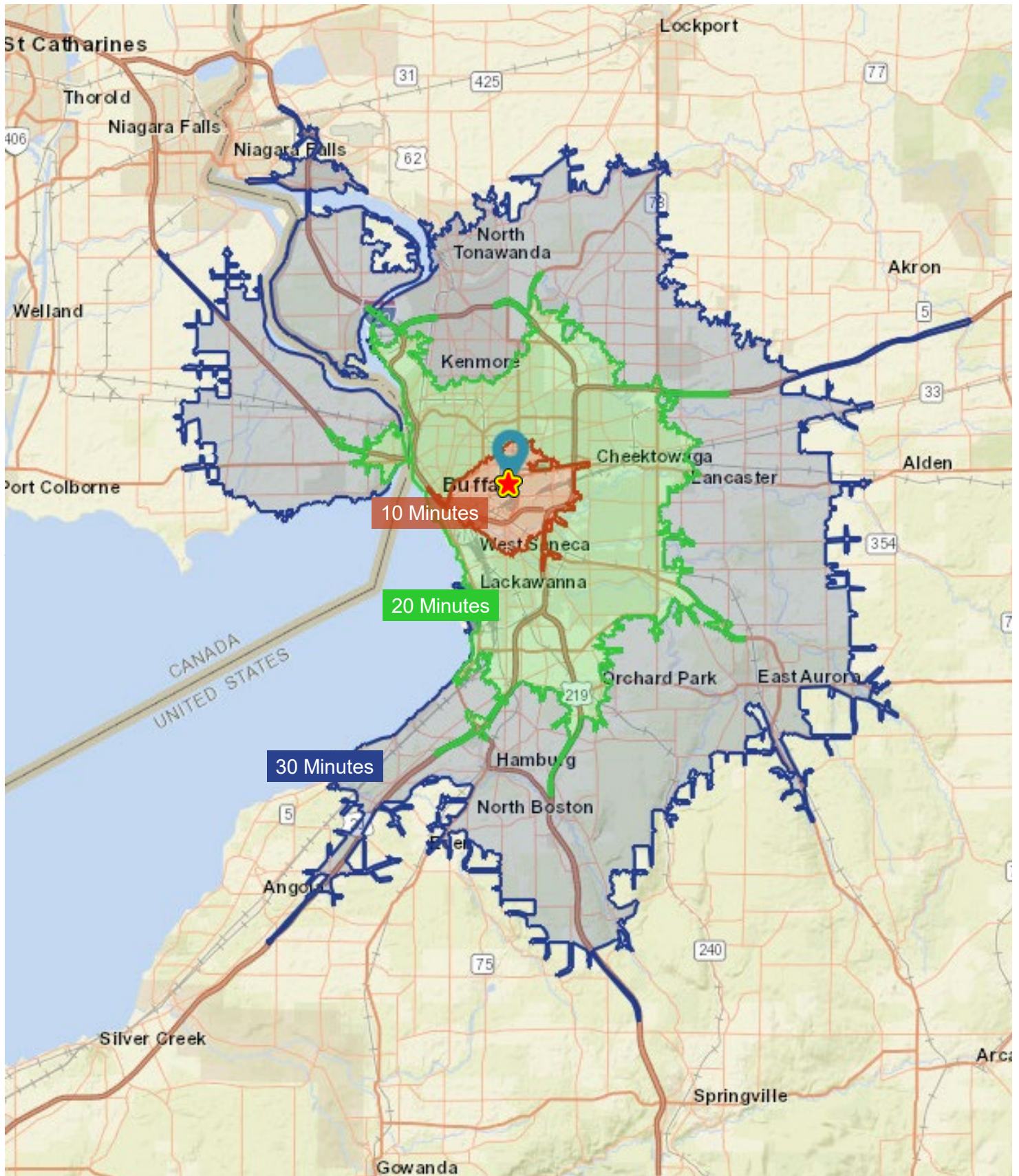
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## Property Photos

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Drive Time Map

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