

# 55 Woodridge Dr.

Amherst, New York 14228





## 55 Woodridge Drive

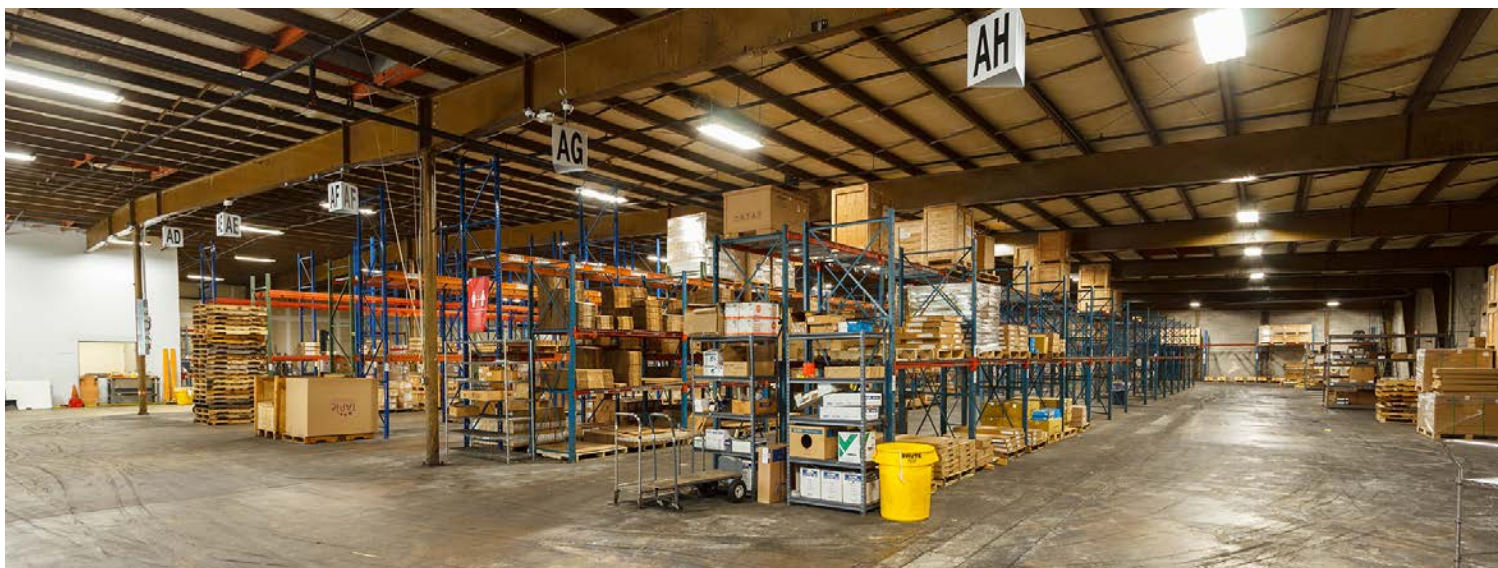
Amherst, NY 14228

## For Sublease

57,345 SF industrial sublease opportunity in Amherst, New York offering a mix of warehouse and modern office space just north of I-290 and approximately 16 miles to both the Lewiston-Queenston Bridge and Peace Bridge crossings to/from Canada. The property was renovated in 2023 where it was used for warehousing and distribution operations.

### Property Highlights

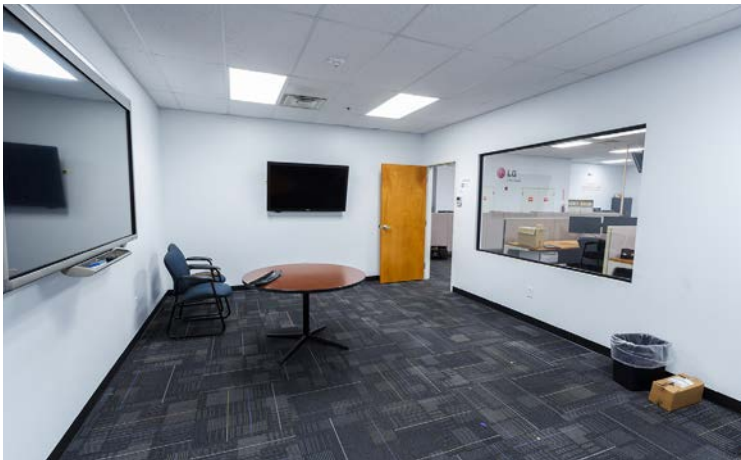
- + 57,345 SF industrial property
- + Large warehouse with potential to reconfigure current office buildout for additional space for industrial use
- + Updated office space includes a mix of private offices, open layout, training rooms, and large break room
- + Sublease Rate: \$5.75/SF NNN (expires 11/30/2026)
- + Dock Doors: 3 (8'x8')
- + Drive-In/Grade Door: 1 (14'x14')
- + Clear Height: 17' at center
- + Power: 480V 3-Phase, 1200 Amp
- + Sprinkler: Wet
- + 2.5 mi. to I-290 (Niagara Falls Blvd.) and 1.5 mi. to I-990 (Sweet Home Rd.)
- + 16 mi. to two border crossings to/from Canada (Lewiston-Queenston Bridge and Peace Bridge)
- + Zoning: RD Research & Development District





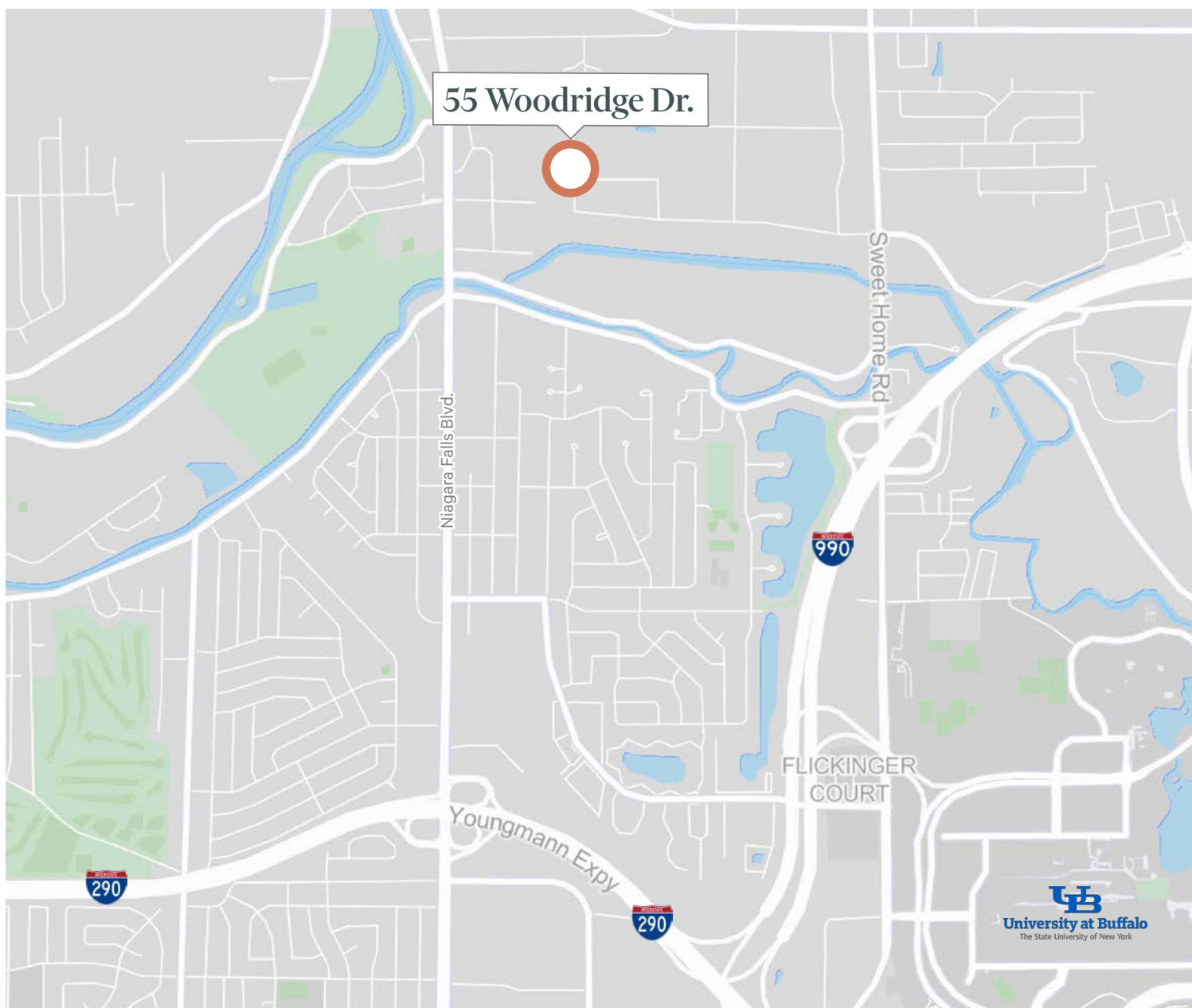
55 Woodridge Drive  
Amherst, NY 14228

For Sublease



**55 Woodridge Drive**  
Amherst, NY 14228

**For Sublease**



## Contact Us

**Matthew DiFrancesco, CCIM**

Lic. Real Estate Salesperson  
+1 716 855 3700 x 8730  
matt.difrancesco@cbre-buffalo.com

**CBRE Upstate NY**

500 Seneca Street, Suite 507  
Buffalo, New York 14204  
+1 716 855 3700

© 2025 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.