

Industrial | For Sublease

CBRE Upstate NY

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55

Woodridge Dr.

Amherst, New York 14228



55 Woodridge Drive

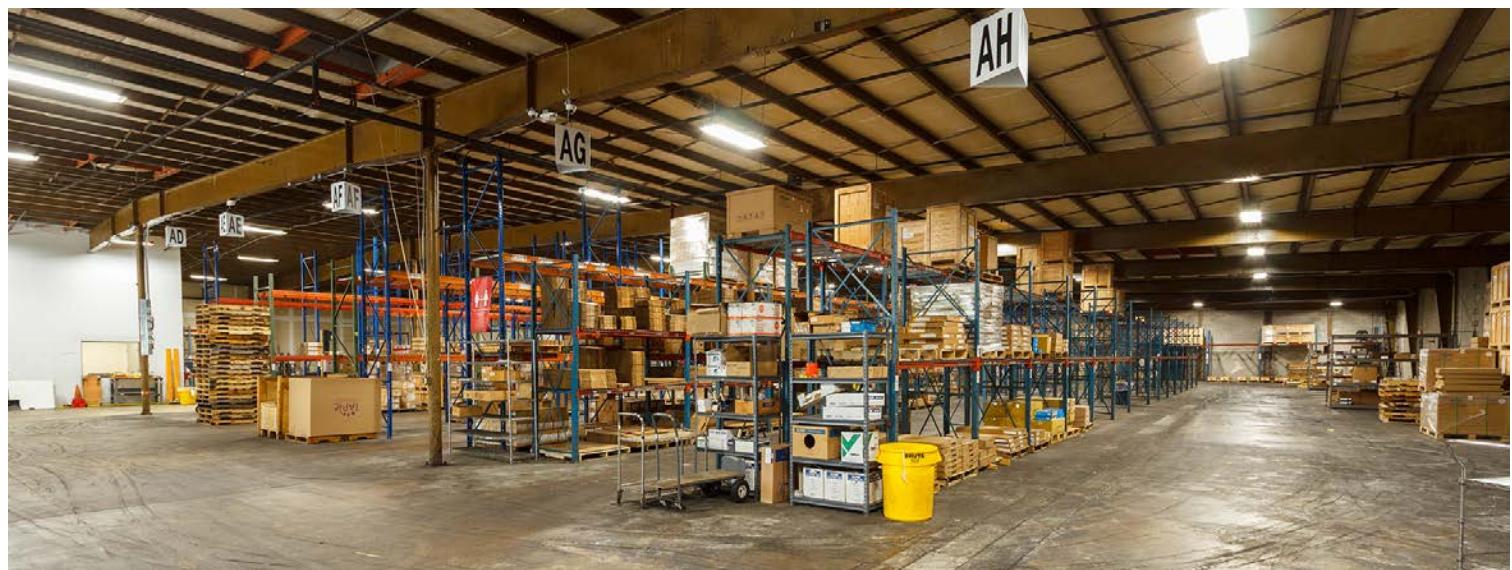
Amherst, NY 14228

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.

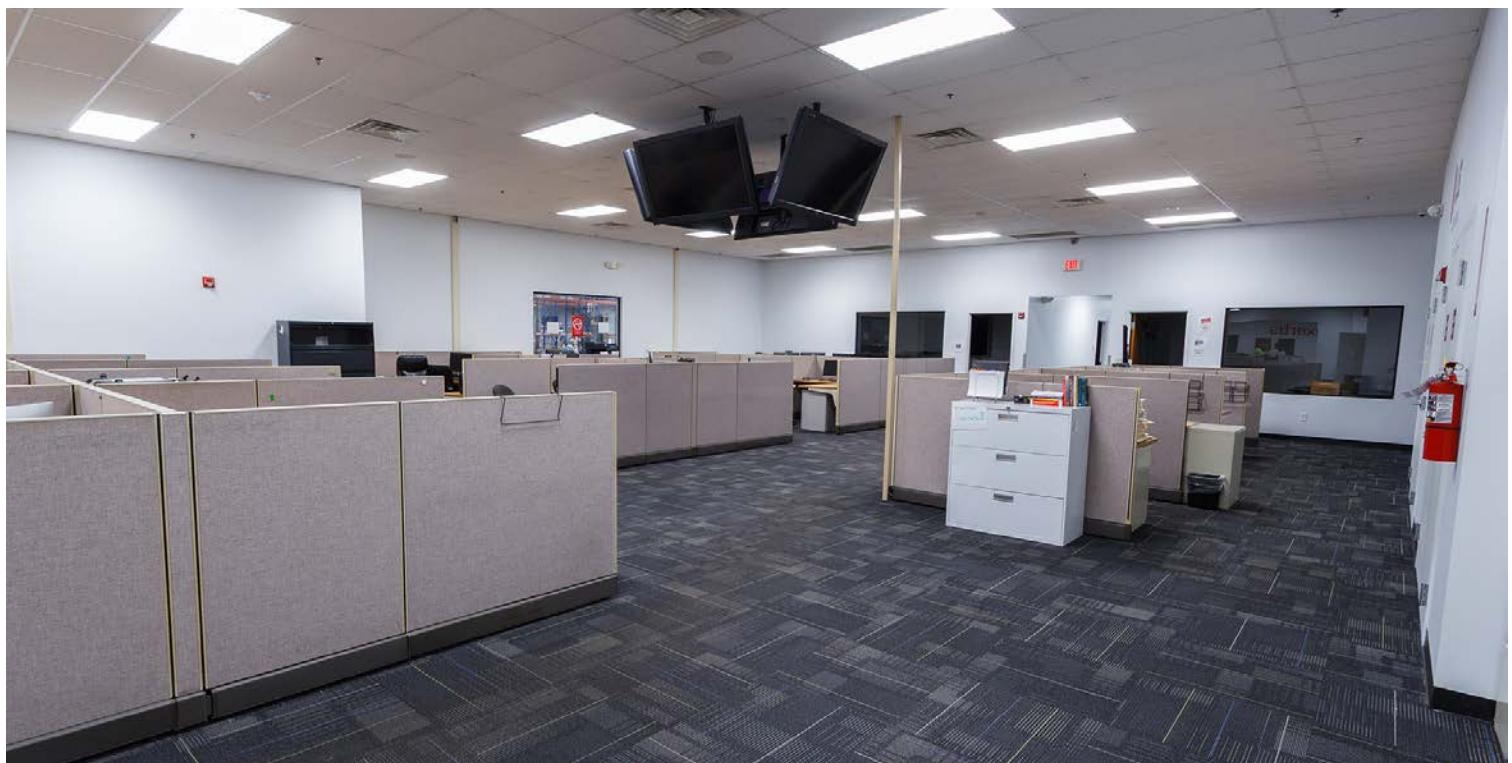
Property Highlights

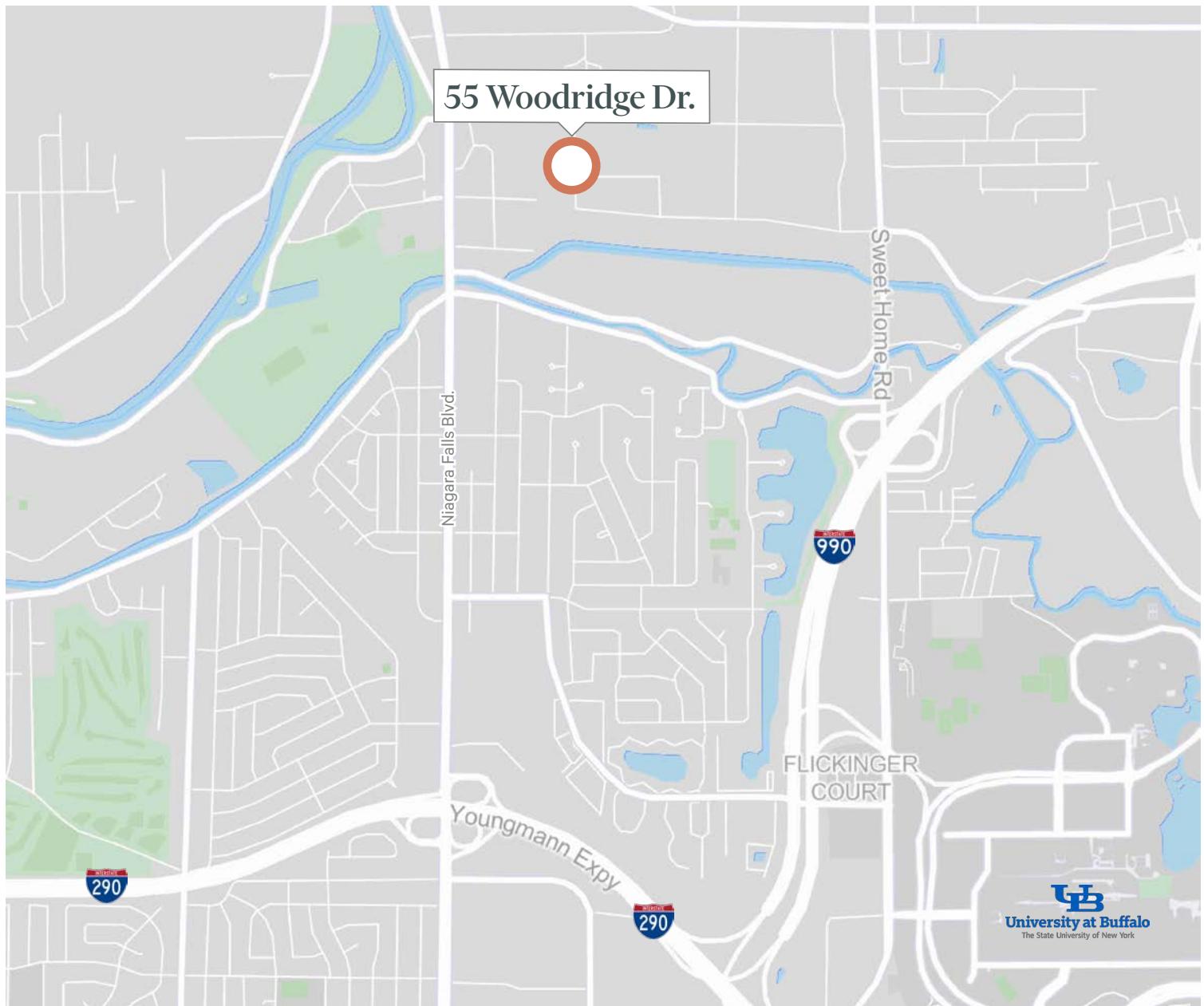
- + 57,345 SF industrial property
- + Large warehouse with potential to reconfigure current office buildout for additional space for industrial use
- + Updated office space includes a mix of private offices, open layout, training rooms, and large break room
- + Sublease Rate: \$5.75/SF NNN (expires 11/30/2026)
- + 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



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Amherst, NY 14228

For Sublease





Contact Us

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