



COMMERCIAL



**FOR SALE
OR LEASE**

TRUCK MAINTENANCE/WAREHOUSE/OFFICE 271 Dingens Street, Buffalo, NY 14206



OWNER FINANCING WITH ONLY 10% DOWN!

FOR SALE OR LEASE – This 25,676 SF building can be used as Truck/Bus/Vehicle Maintenance Facility or Manufacturing/Distribution ▪ 130 parking spaces ▪ Six 14 ft. Overhead Doors ▪ One 8ft. overhead door ▪ 16 ft ceilings ▪ 21,516 sf of warehouse space ▪ 4,160 sf of newly remodeled office space ▪ 3.5 acre paved fenced lot ▪ Direct access to NYS I-190 and NYS I-90 ▪ Heavy power ▪ Air lines throughout ▪ Exhaust system ▪ Parts room ▪ Signage with thruway visibility ▪ Floor drains ▪ Van level dock ▪ Radiant heat in shop ▪ Waste oil storage ▪ Sprinklered.

PROPERTY OVERVIEW

Lot Size	3.50 +/- AC
Total SF	25,676 +/- SF
No. Grade Doors	7
Ceiling Height	16 feet
Parking	On Site/Fenced

Alan T. Hastings

Licensed Associate Real Estate Broker

Direct: (716) 481-3325

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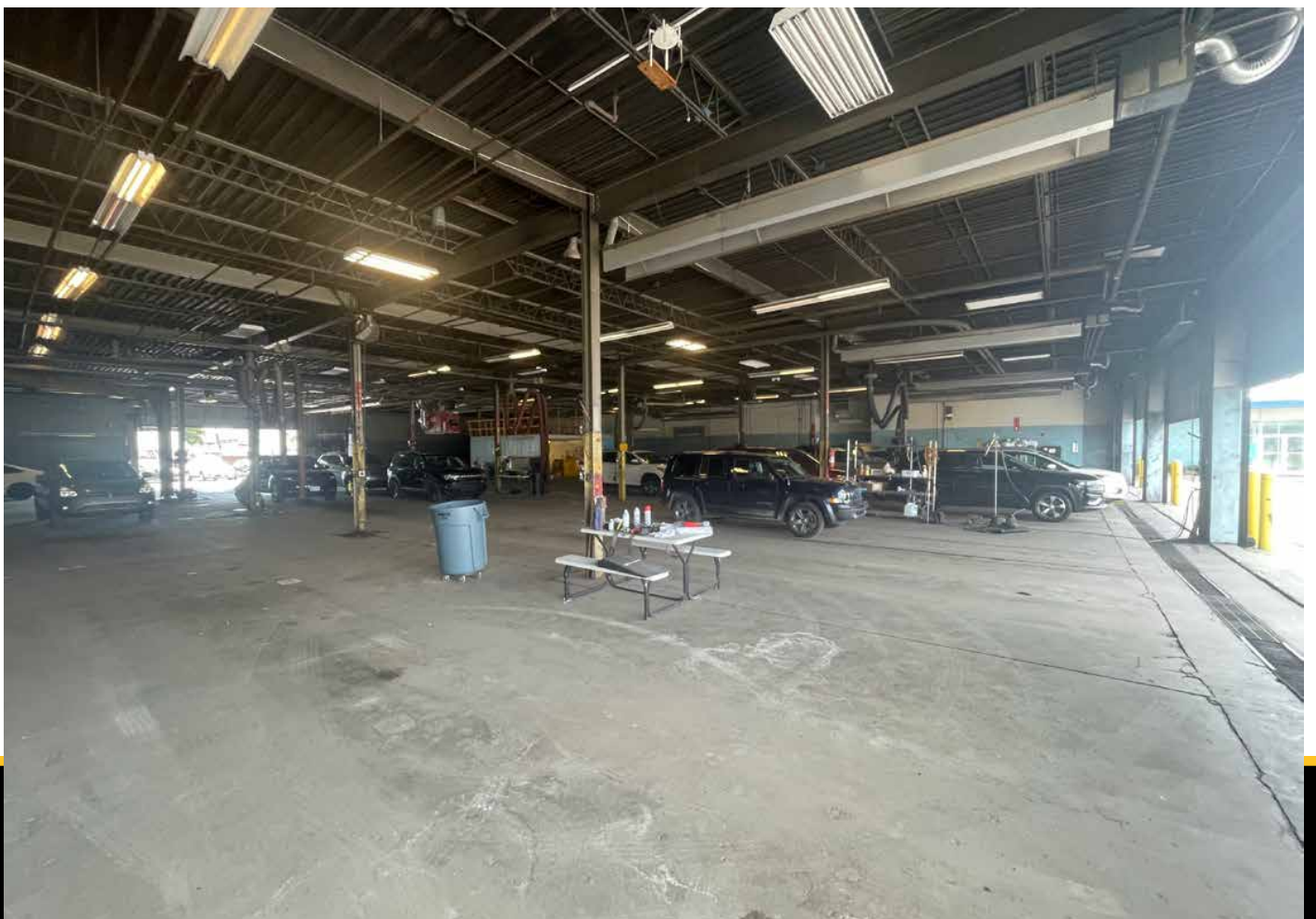
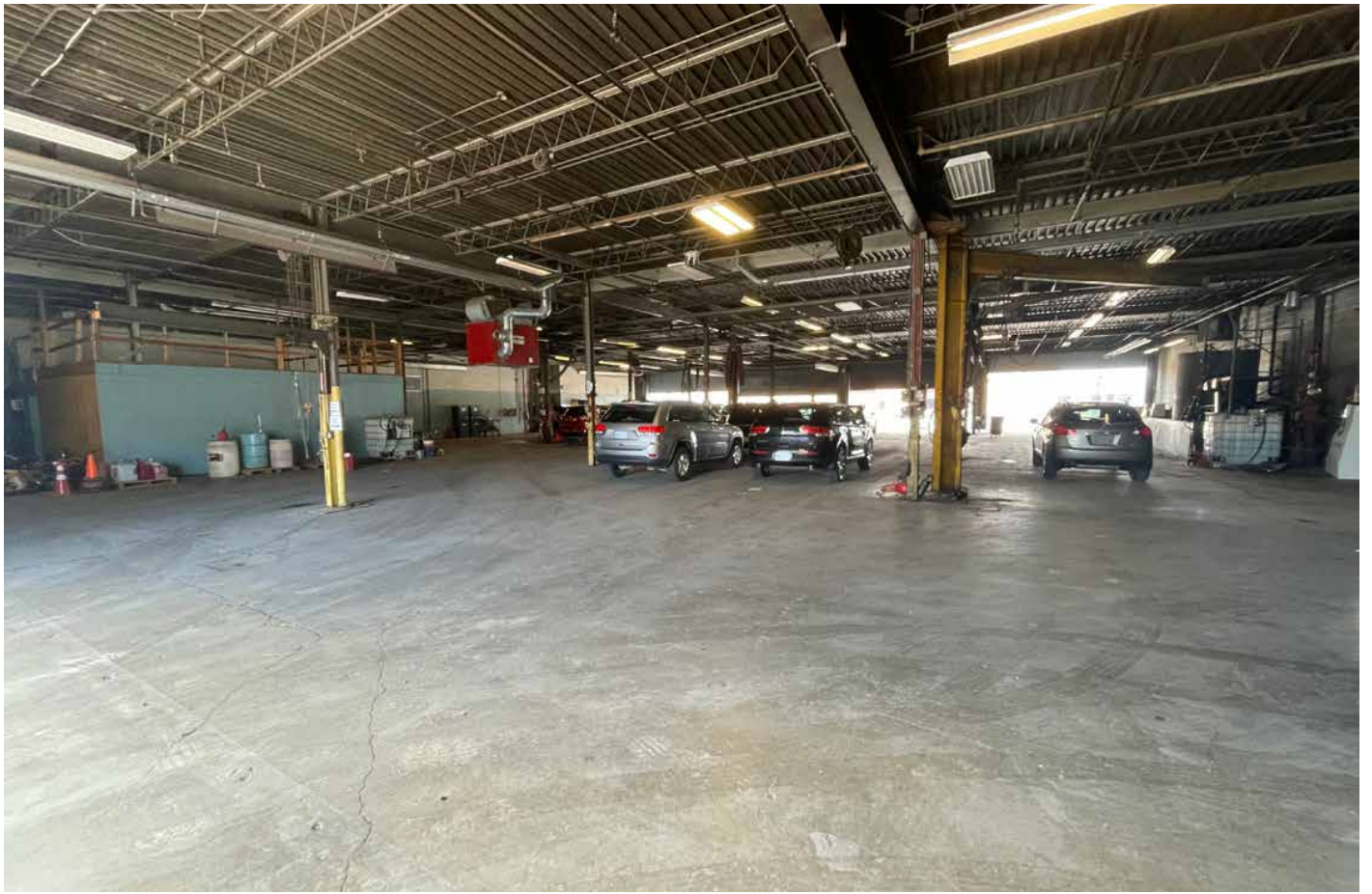
**HUNT Commercial
Real Estate Corp.**

The Hastings Group

403 Main Street, Suite 200
Buffalo, New York 14203











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SALE LEASE 886-DEAL

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