

# AVAILABLE

## Industrial Building with Office

340 Nagel Drive, Cheektowaga, NY 14225



### PROPERTY HIGHLIGHTS:

- 65,036 sq. ft. of manufacturing space
- 12,388 sq. ft. of office space
- Ceiling heights ranging from 14' to 17'
- 3 semi docks, 3 box truck docks and 1 overhead door
- Convenient access to major transport routes, including I-90
- 2000 amps/480V 3 phase electrical service
- Zoned M-1, suitable for light manufacturing
- Strategically located in Buffalo, NY, near the Galleria Mall and the Buffalo Airport.



### DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	29,567	259,808
Households:	13,734	110,960
Average HH Income:	\$71,561	\$75,107



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Joseph Deck, SIOR

Associate Real Estate Broker

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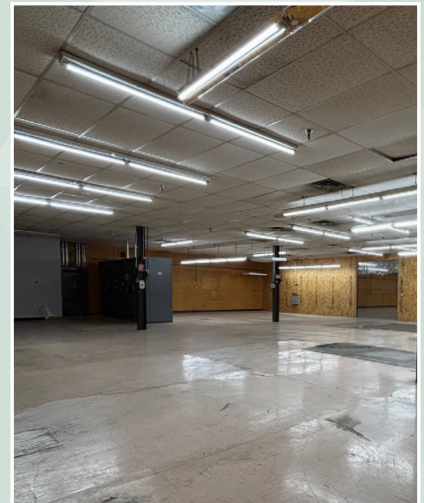
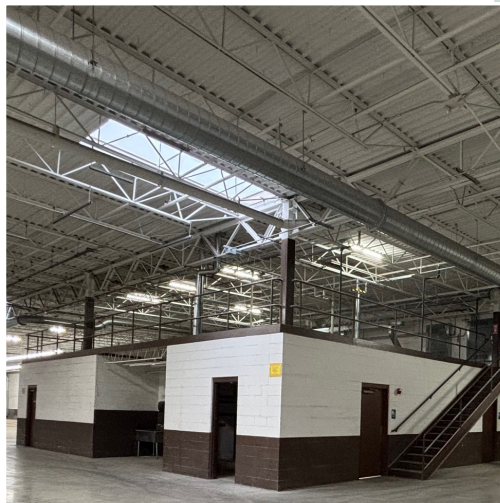
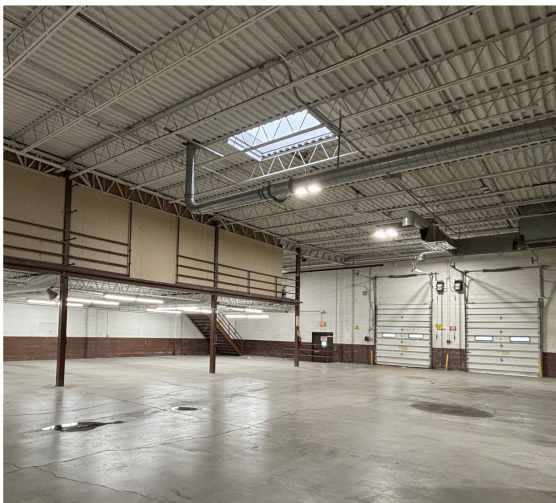
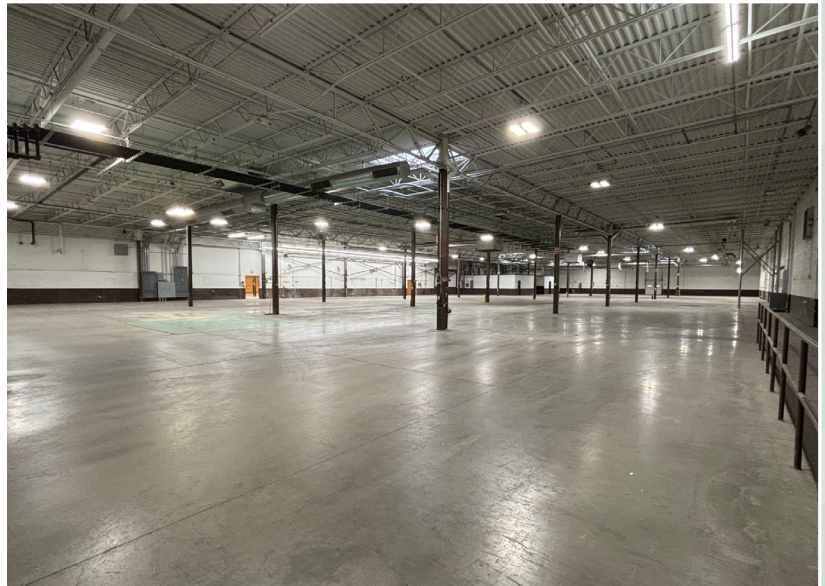
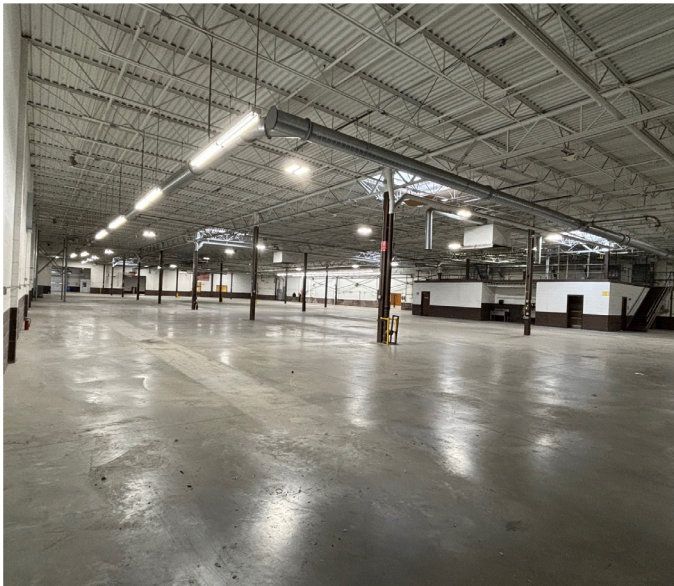
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340 Nagel Drive, Cheektowaga, NY 14225



344 Delaware Ave, Suite 200, Buffalo, NY 14202



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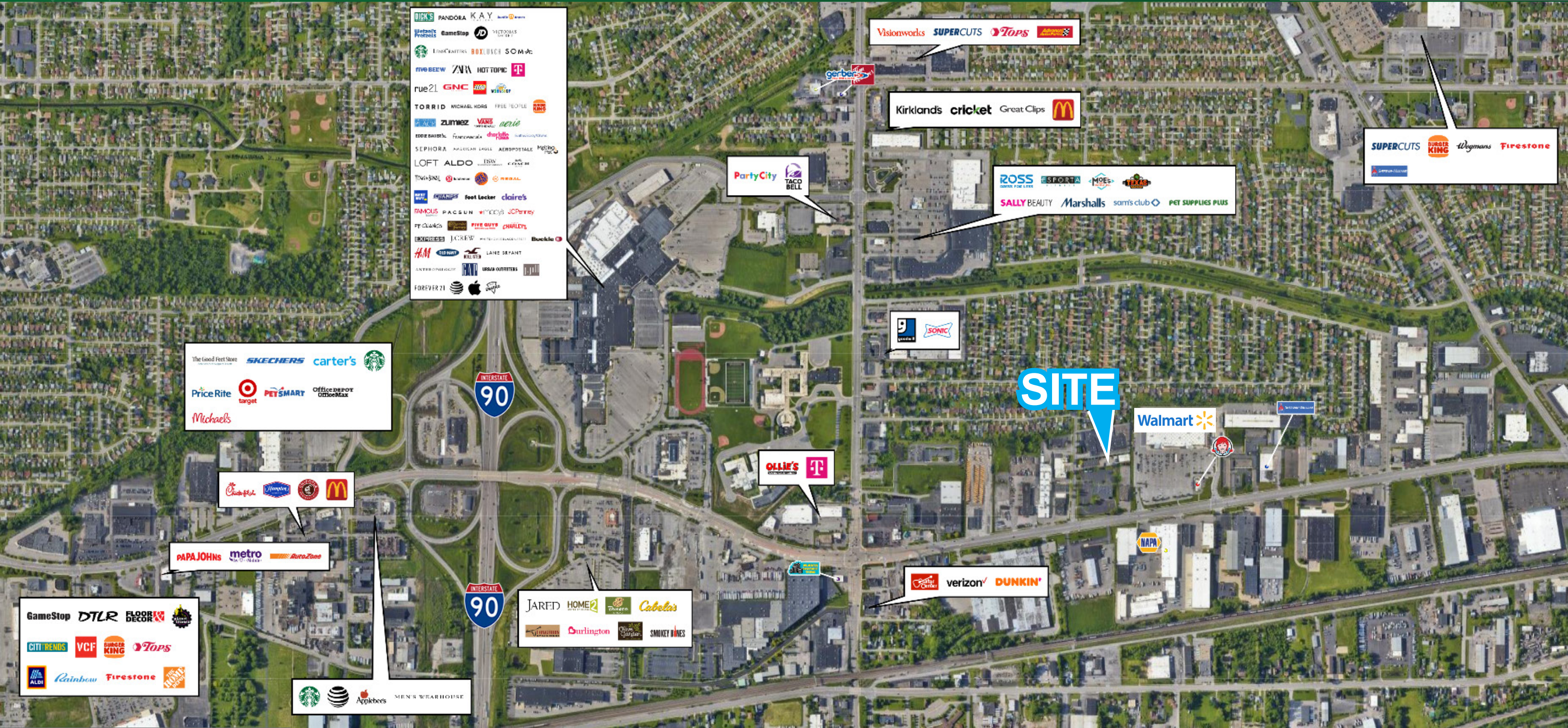
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MARKET AERIAL

340 NAGEL DRIVE, CHEEKTOWAGA, NEW YORK 14225



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