



## FOR LEASE

**2 Memorial Drive- Space C**  
**Hamburg, New York**

- **2,154 SF warehouse or workspace**
- **2, 12 x 12 Overhead Doors**
- **Floor drain**
- **Parking for 5 cars**
- **New Gas Furnace and LED lighting**
- **Attractive Refurbished Complex**
- **Easy access to Thruway and high traffic counts**
- **Tenant pays all Utilities.**
- **\$1,700.00/month Base Rent**
- **Additional Rent: 31% Increase in Taxes and snowplow**

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