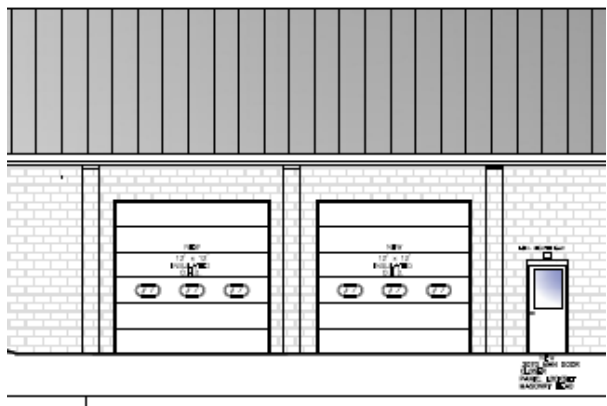
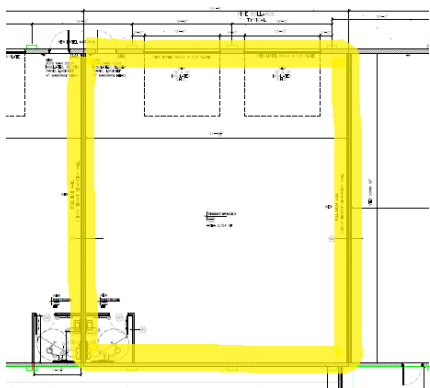


FOR LEASE

2 Memorial Drive- Space C
Hamburg, New York



REAR ELEVATION
SCALE: 3/16"=1'-0"



- 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