

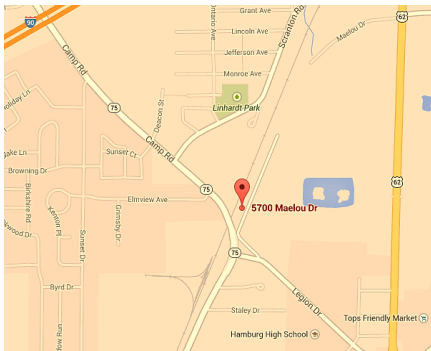


Specializing in Commercial and Industrial Properties

FOR LEASE

5700 Maelou Drive-Space F2

Hamburg, New York



- 4116 SF
- 14' Ceilings
- 3 OH Doors, 1 Dock
- Cement Floors with Drains
- Restroom, Small Office
- 8 Parking Spaces
- High Efficiency Lighting
- Radiant Heat
- \$4.30 psf NNN (15.1% increase in Taxes, Insurance and Snowplow)

Estimated Gross Monthly Rent: \$1,800+ utilities

DISCLAIMER: *The information expressed herein, including statements, figures and financial data, have been obtained from the Seller. The Broker makes no representation as to their accuracy nor shall the Broker be held responsible for same. Broker is not responsible for prior sale of property or for property withdrawn from market.*

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