

1440 Main Street

Buffalo, NY 14209



AVAILABLE OPPORTUNITY

- » 54,379 SF Warehouse for Lease (will subdivide)
- » Asking Lease Rate: \$7.25/SF Gross
- » Lot size: 0.73 Acres

PROPERTY HIGHLIGHTS

- » 7 Floors with approximately 7,300 SF per floor
- » Includes: 10'x28' freight elevator, 2 dock doors & 1 grade door
- » Excellent location on Main Street in the heart of Buffalo less than 2 miles from the University of Buffalo, Canisius College, Medaille College and downtown Buffalo
- » Less than 3 miles from the U.S.-Canadian border & I-190



FOR MORE INFORMATION, PLEASE CONTACT:



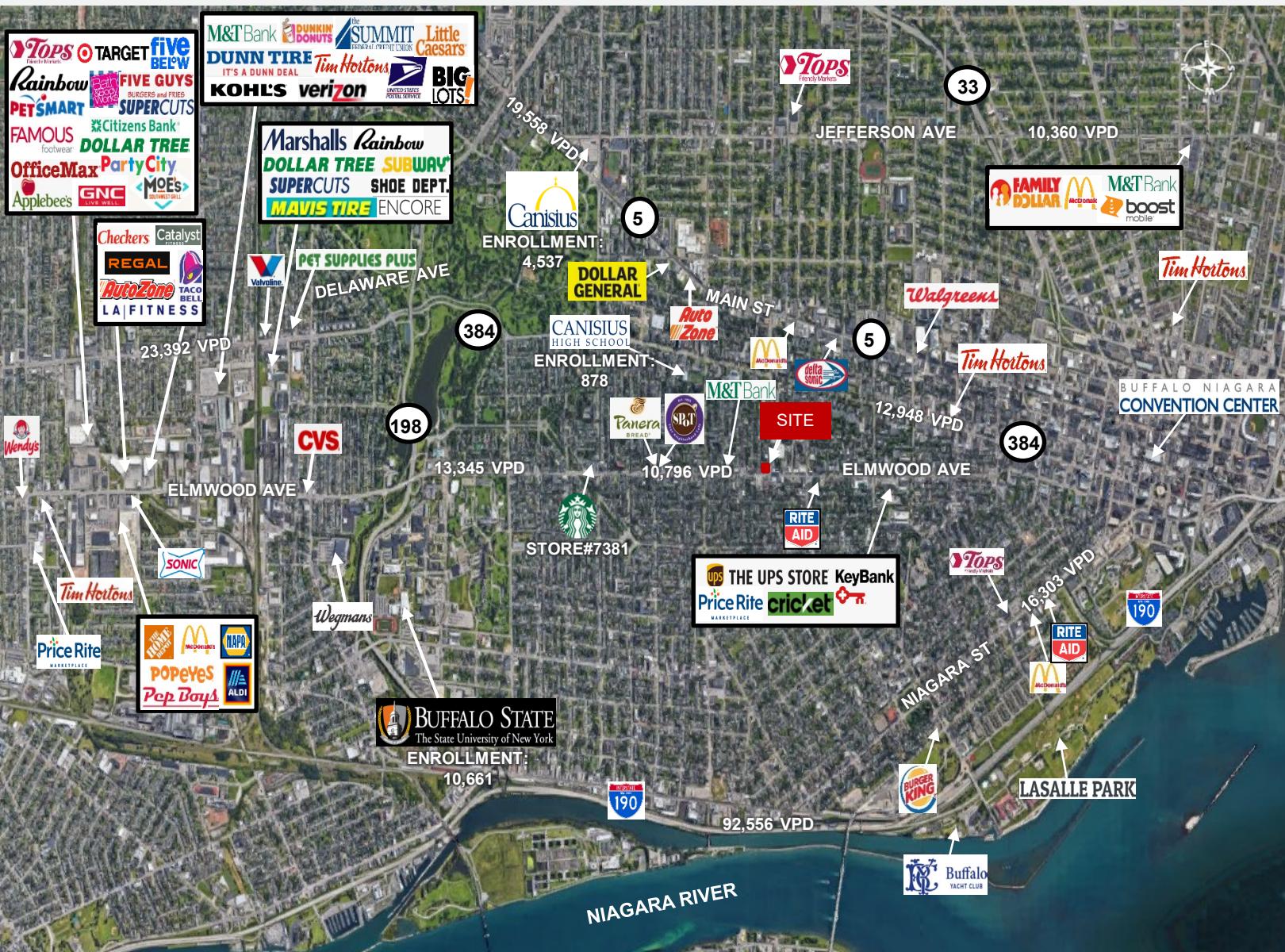
JANELL VANEGAS

Licensed Real Estate Associate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

1440 Main Street

Buffalo, NY 14209

MARKET AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS

Licensed Real Estate Associate

Broker 585.615.1102 (c)

Janell@VentureBrokerageGroup.com

WAREHOUSE BUILDING FOR LEASE

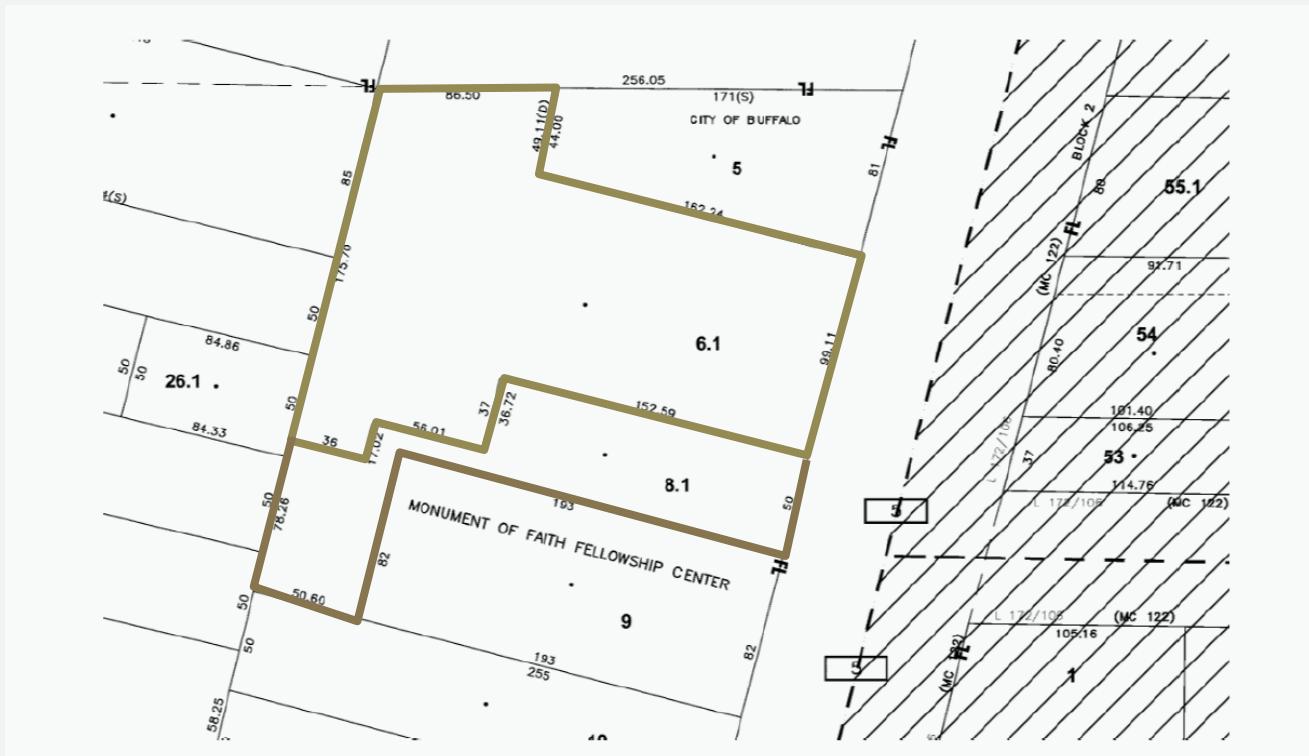


VENTURE BROKERAGE GROUP

1440 Main Street

Buffalo, NY 14209

DEMOGRAPHICS



Demographic Snapshot	1 Mile	3 Miles	5 Miles
Total Population	29,346	178,056	349,858
Daytime Population	38,521	229,965	377,989
Households	15,443	78,256	151,383
Average Household Income	\$81,741	\$66,753	\$70,276



6,817
Businesses



147,196
Employees



\$170,486
Median Home Value



36.1 Median Age

FOR MORE INFORMATION, PLEASE CONTACT:



JANEL VANEGRAS
Licensed Real Estate Associate
Broker 585.615.1102 (c)
Janell@VentureBrokerageGroup.com