

WAREHOUSE BUILDING FOR LEASE

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:

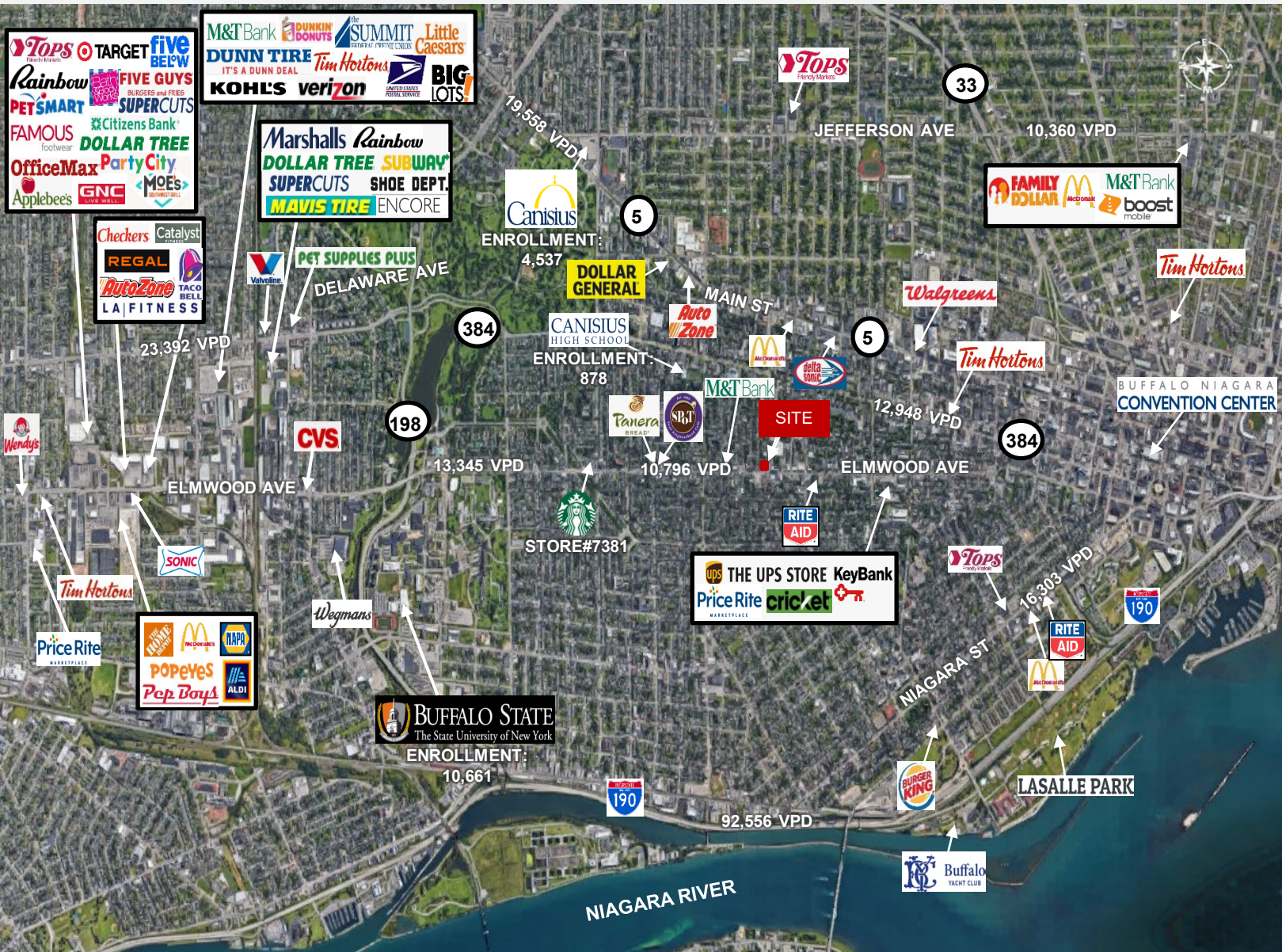


JANELL VANEGAS
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Janell@VentureBrokerageGroup.com

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MARKET AERIAL



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DEMOGRAPHICS



DEMOGRAPHICS 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

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