

FOR LEASE

6,500+ SF WAREHOUSE/FLEX SPACE FOR LEASE

Building Features

Space Available	6,500+ Sq. Ft.
Building Size	48,590+ Sq. Ft.
Zoning	I - Industrial

Property Highlights

- 6,500+ SF with three (3) dock doors and three (3) grade doors
- Space features:
 - 1,000+ SF drive-thru warehouse/vehicle storage with two (2) 14' grade doors
 - 1,000+ SF office space with restroom
 - 15'7" clear height
 - Available Q1 2026
- Strategically Located with Access to NYS Thruway I-90 and Route 33 Expressway
- Central to all of Western New York, Northern Pennsylvania and Southern Ontario, Canada
- Located on the Border of the USA& Canada, Within a Day's Drive of 75% of the Population of North America
- Ideal for: Contractor Storage, Light Production and distribution, Packing Company, Light Industrial Users

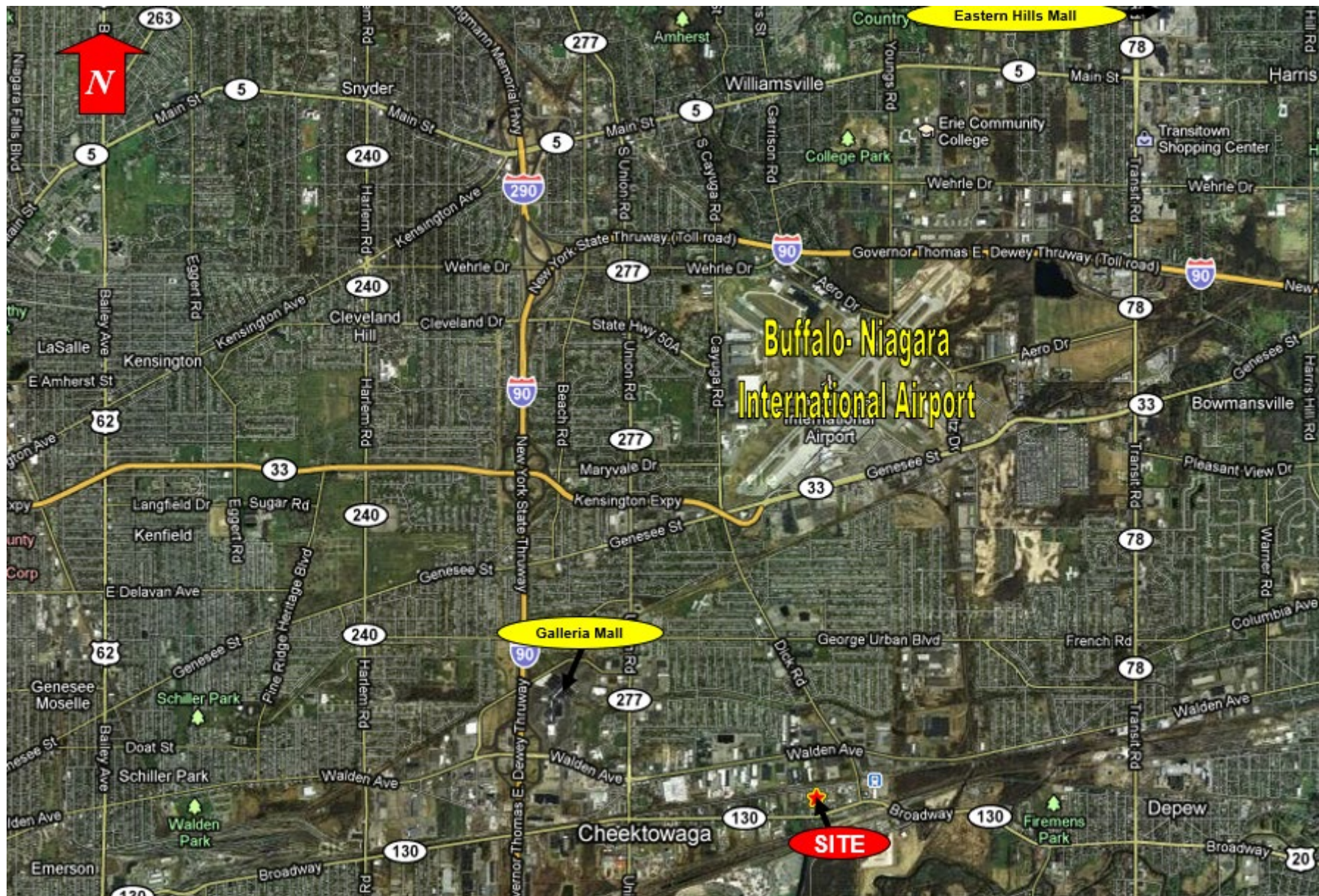
EXCLUSIVE CONTACT

Richard Ryall Ledyard
Real Estate Salesperson
+1 716 796 7204
rledyard@pyramidbrokerage.com

John Ticco, III, SIOR
Associate Real Estate Broker
+1 716 863 5304
jticco@pyramidbrokerage.com

Cheektowaga Area Industrial Space


14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com



Aerial