

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

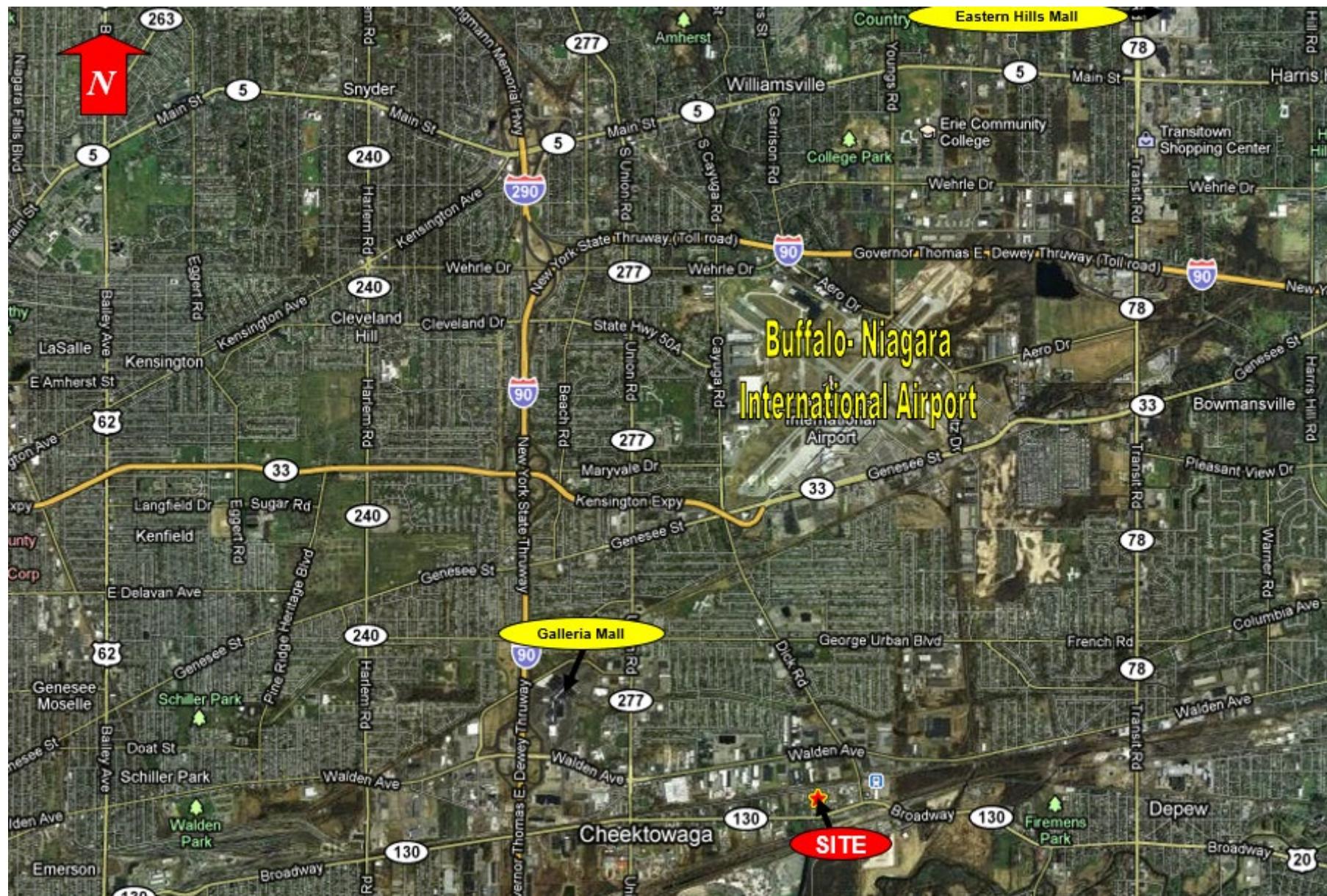
- 6,500+ SF with three (3) dock doors and three (3) grade doors
- Space features:
 - 1,000+ SF drive-thru warehouse/vehicle storage with two (2) 14' grade doors
 - 1,000+ SF office space with restroom
 - 15'7" clear height
 - Available Q1 2026
- Strategically Located with Access to NYS Thruway I-90 and 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


Cheektowaga Area Industrial Space
EXCLUSIVE CONTACT

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Aerial