

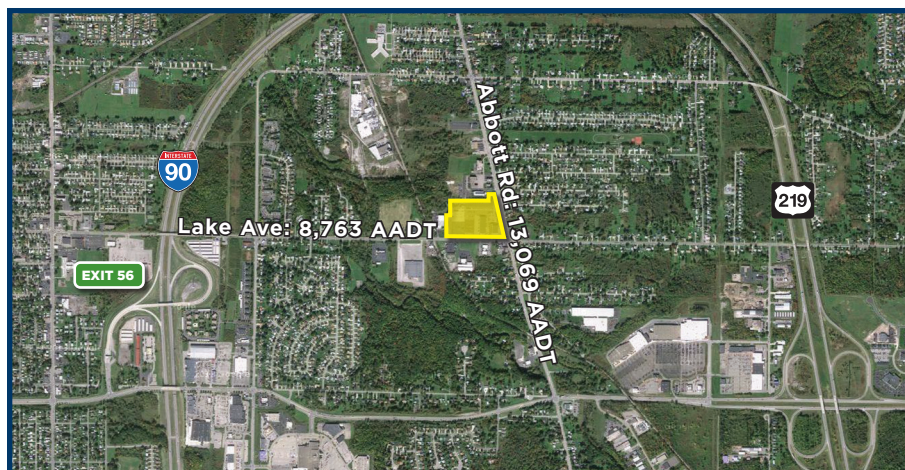
# ABBOTT COMMERCE CENTER

3176 ABBOTT ROAD :: HAMBURG, NEW YORK 14127

**BENDERSON**  
DEVELOPMENT

## AVAILABLE FOR LEASE

LATITUDE: 42.797660 LONGITUDE: -78.797099



### :: LOCATION FEATURES

- Conveniently Located at the Intersection of Abbott Road and Lake Avenue in Hamburg, this Site Offers Excellent Visibility
- Close Proximity to I-90 (NYS Thruway) and Route 219 (Southern Tier Expressway) Interchanges for Ease of Access Throughout Western New York and New York State
- Just Minutes to Buffalo Niagara International Airport, Downtown Buffalo and the Peace Bridge Linking Western New York to Canada
- On the Border Between Two Major Southtowns, Hamburg and Orchard Park, and Near West Seneca
- Greater Buffalo/Niagara Region Boasts a Highly Skilled, Dependable Labor Pool

### :: SITE FEATURES

- Site Consists of Four Buildings Ideal for Office, Warehouse, Medical or Distribution Use
- Abundant Tenant and Visitor Parking Available
- Modern, Energy-Efficient Site Lighting

### :: BUILDING FEATURES

- Contemporary Façade with Coordinating Tenant Signage
- Block and Steel Building Construction
- Clear Ceiling Heights Up to 20'
- Grade Level and Dock-High Doors
- Will Divide to Suit

### :: FOR INFORMATION

**Brandon Irish-Baker**  
C: 716.863.7292

**Tony Battista**  
C: 716.998.9918

**benderson.com**

1629-02.23

570 DELAWARE AVENUE :: BUFFALO, NEW YORK 14202  
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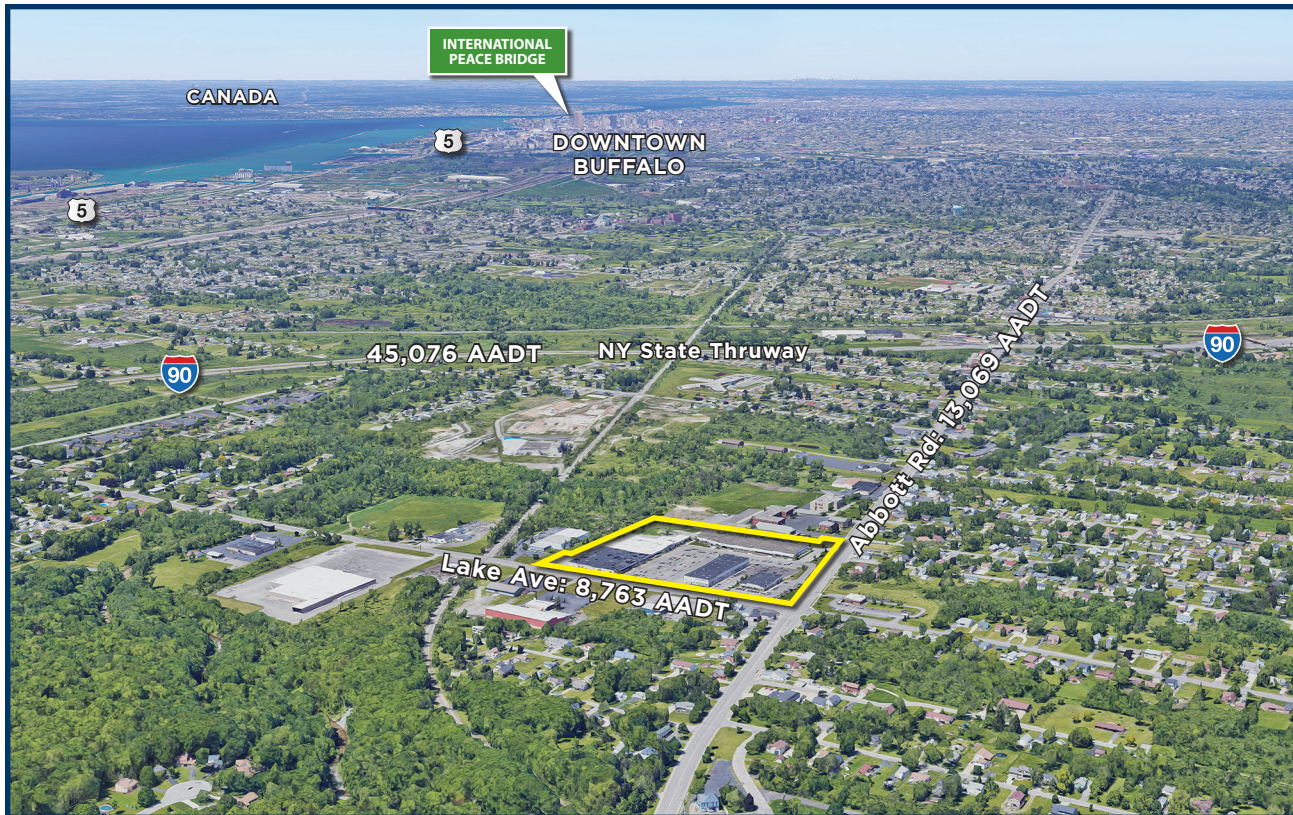
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# ABBOTT COMMERCE CENTER

HAMBURG :: NEW YORK

**BENDERSON**  
DEVELOPMENT



OFFICE :: INDUSTRIAL :: RETAIL :: HOTEL :: RESIDENTIAL

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