

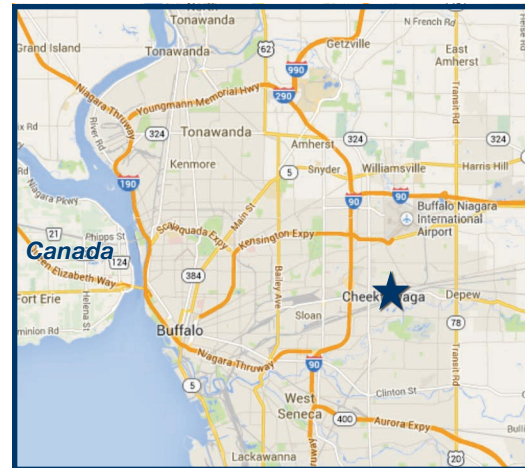
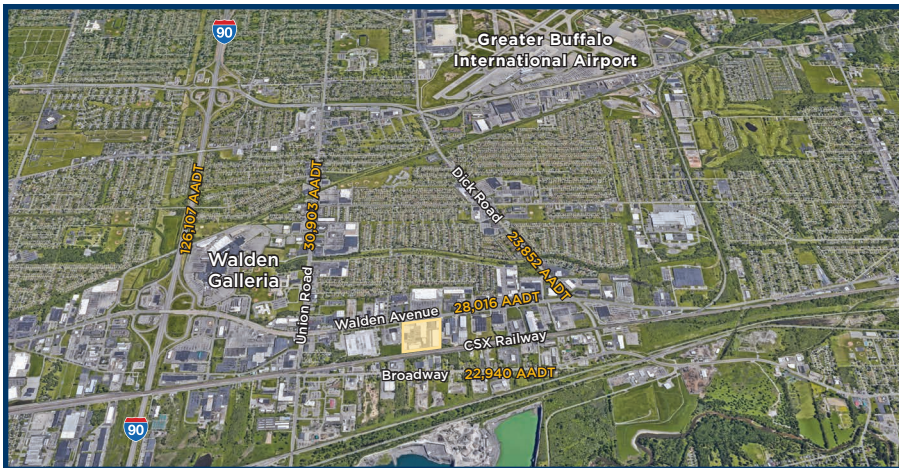
# WALDEN COMMERCE PARK

2521-2525 WALDEN AVENUE :: CHEEKTOWAGA, NEW YORK 14225

# BENDERSON DEVELOPMENT

## AVAILABLE FOR LEASE

LATITUDE: 42.906695 LONGITUDE: -78.742942



### :: LOCATION

- Ideal Setting for Retail Showroom, Distribution, Warehouse and Manufacturing
- Direct Frontage on Walden Avenue (28,016 AADT) for Maximum Visibility
- 2.5 Miles from Buffalo Niagara International Airport
- 1 Mile from I-90 NYS Thruway
- Less than 10 miles from International Peace Bridge to Canada

### :: PROPERTY OVERVIEW

- Campus-Like Setting with Attractive Landscaping
- Surrounded by Numerous Area Hotels and Restaurants

### :: BUILDING FEATURES

- 5 Dock High Doors, Measuring 8'8" x 10'
- Generous Car Parking and Tractor Trailer Staging Areas
- 277/480 Volt Three-Phase Power
- ESFR Sprinkler
- New Concrete Block and Steel Construction
- LED Lighting
- Grade Access with Ramps Available for Grade-Level Loading

### :: FOR INFORMATION

Tony Battista or Brandon Irish-Baker  
716.886.1100.P 716.886.2269.F



[www.benderson.com](http://www.benderson.com)

1406-09.19

570 DELAWARE AVENUE :: BUFFALO, NEW YORK 14202  
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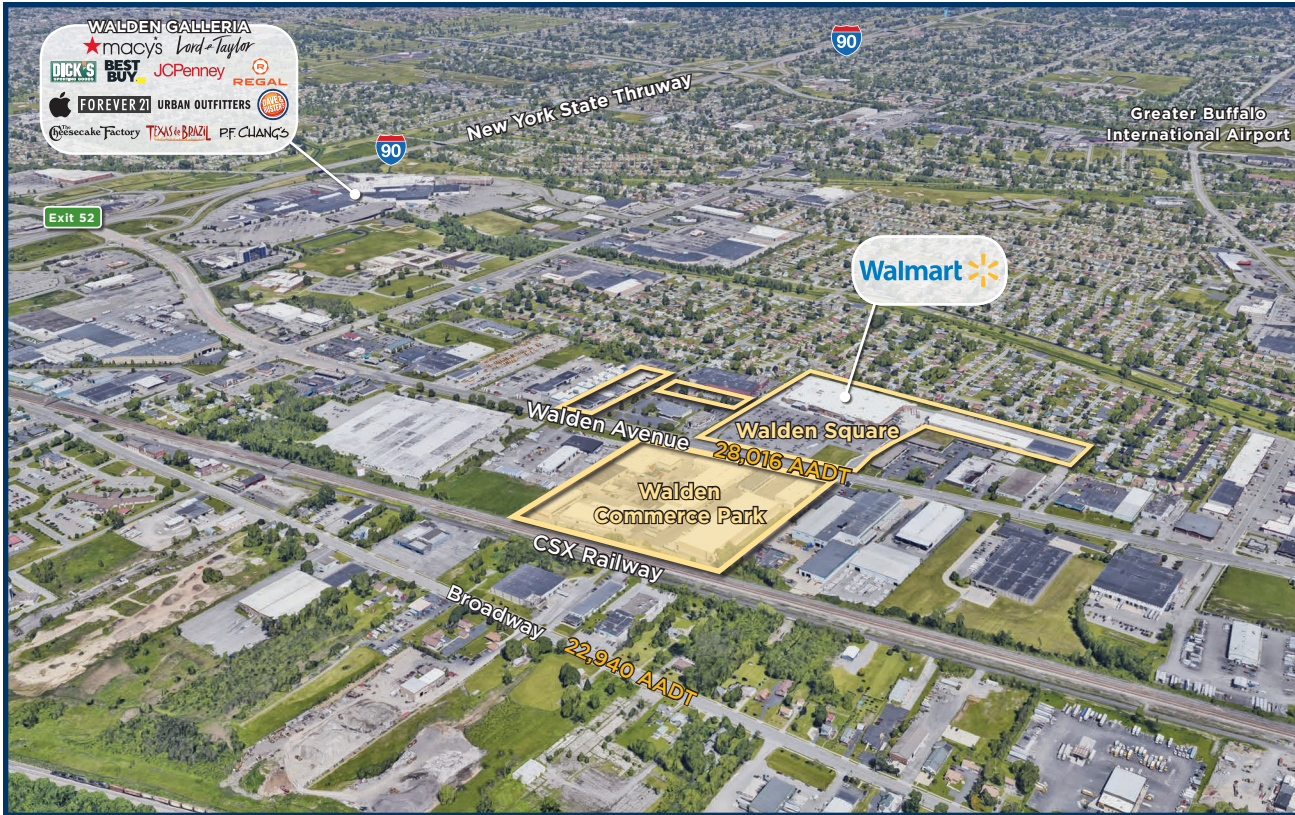
# BENDERSON

# WALDEN COMMERCE PARK

CHEEKTOWAGA :: NEW YORK

# BENDERSON

DEVELOPMENT



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

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