

**FOR SALE
OR LEASE**

HUNT
Since 1911
COMMERCIAL



113 & 119 Colgate Ave, Buffalo, NY

(WEST OF SOUTH PARK AVE)



A TWO STORY MANUFACTURING FACILITY ON LARGE LOT IN SOUTH BUFFALO

FEATURES:

- 14' ceilings 1st floor
- 12' ceilings 2nd floor
- 14' overhead door
- Heavy power - 2000 Amps/480 Volts
- Infrared Heat
- Buss Ducts
- Racking could be included
- Small freight elevator - needs work
- Thick concrete Floors
- Portion of 2nd floor offices rented to tenant
- Land to expand or for outside storage or parking
- Will lease first floor separately from second floor
- May hold mortgage

PROPERTY OVERVIEW

Lot Size	3.1 acres
Building Size	19,360 SF (9680 SF × 2 Floors)

Alan T. Hastings

Licensed Associate Real Estate Broker

Direct: (716) 481-3325

ahastings@huntcommercial.com

**HUNT Commercial
Real Estate Corp.**

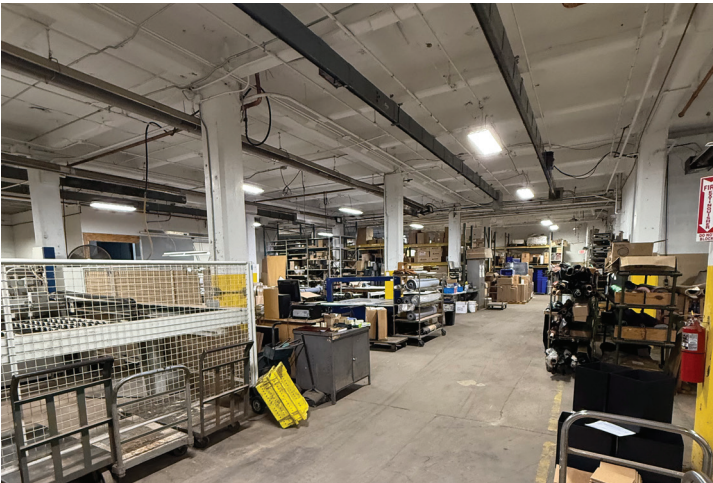
The Hastings Group

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