

INDUSTRIAL SPACE FOR LEASE

2345 Walden Avenue

Buffalo, New York

70,232 SF, 34,400 SF OR 28,806 SF FOR LEASE

BUILDING FEATURES

Total Availability	133,438 ± Sq. Ft.
Total Building Size	460,522 ± Sq. Ft.
Minimum Divisible	28,806 ± Sq. Ft.
Lot Size	23.55 ± Acres
Zoning	M1

Property Highlights

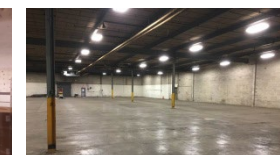
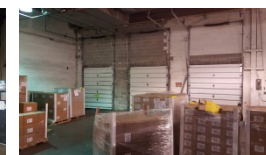
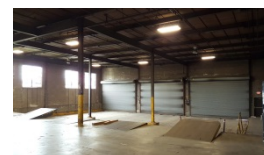
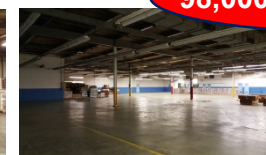
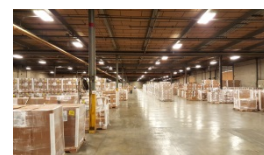
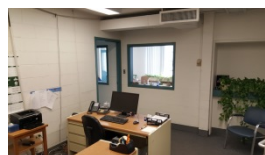
- Centrally located industrial space with truck docks and rail access available for lease
- Suitable for warehousing, logistics, or manufacturing
- Clear height 16'5" - 19'2"
- Two (2) truck doors, one (1) grade level door
- Efficient lighting
- Clean distribution and production facility
- Rail access
- Rate includes heat to 55 degrees, Common Area Maintenance, taxes, insurance, on-site management
- 600AMP/480V Volt/3 phase power with more power available for manufacturers
- Proximate to NYS Thruway I-90
- Ideal for: logistics, production, manufacturing

CENTRALLY LOCATED INDUSTRIAL SPACE

2 SMALLER SUITES AVAILABLE!



98,000sf JUST LEASED!



For more information, contact:

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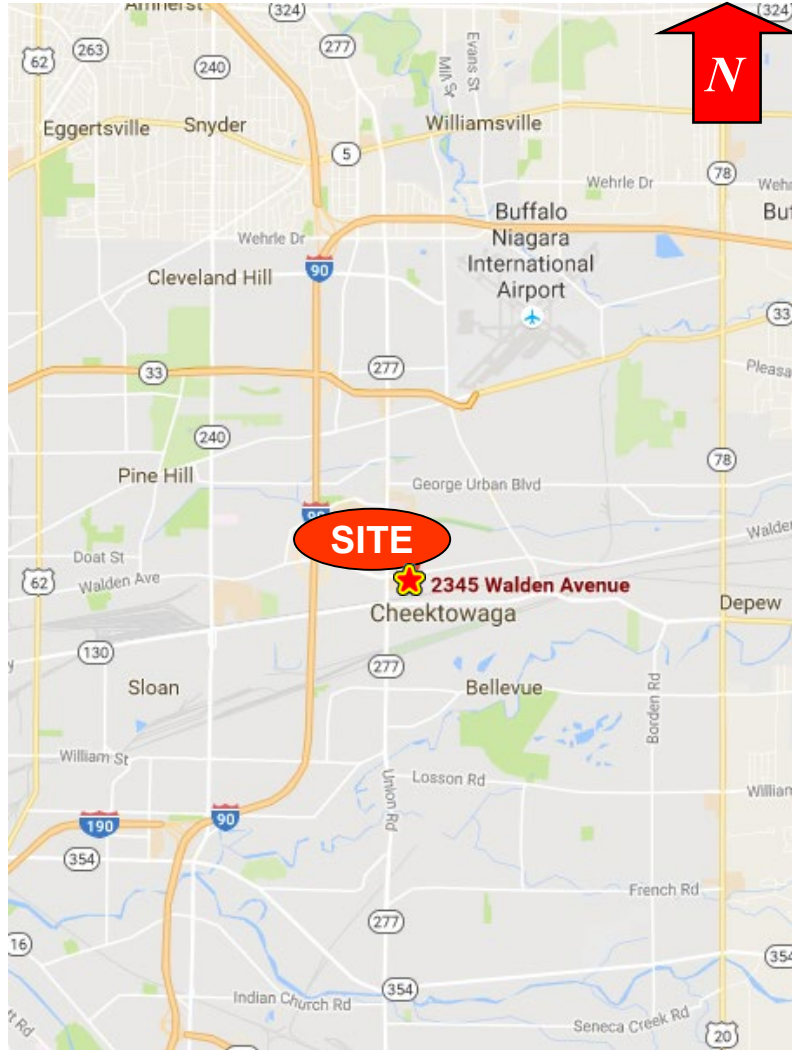
DEMOGRAPHIC

	1 MILE	3 MILE	5 MILE
Population	4,417	85,794	262,468
Average Household Income	\$47,429	\$43,752	\$41,835

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Location Map

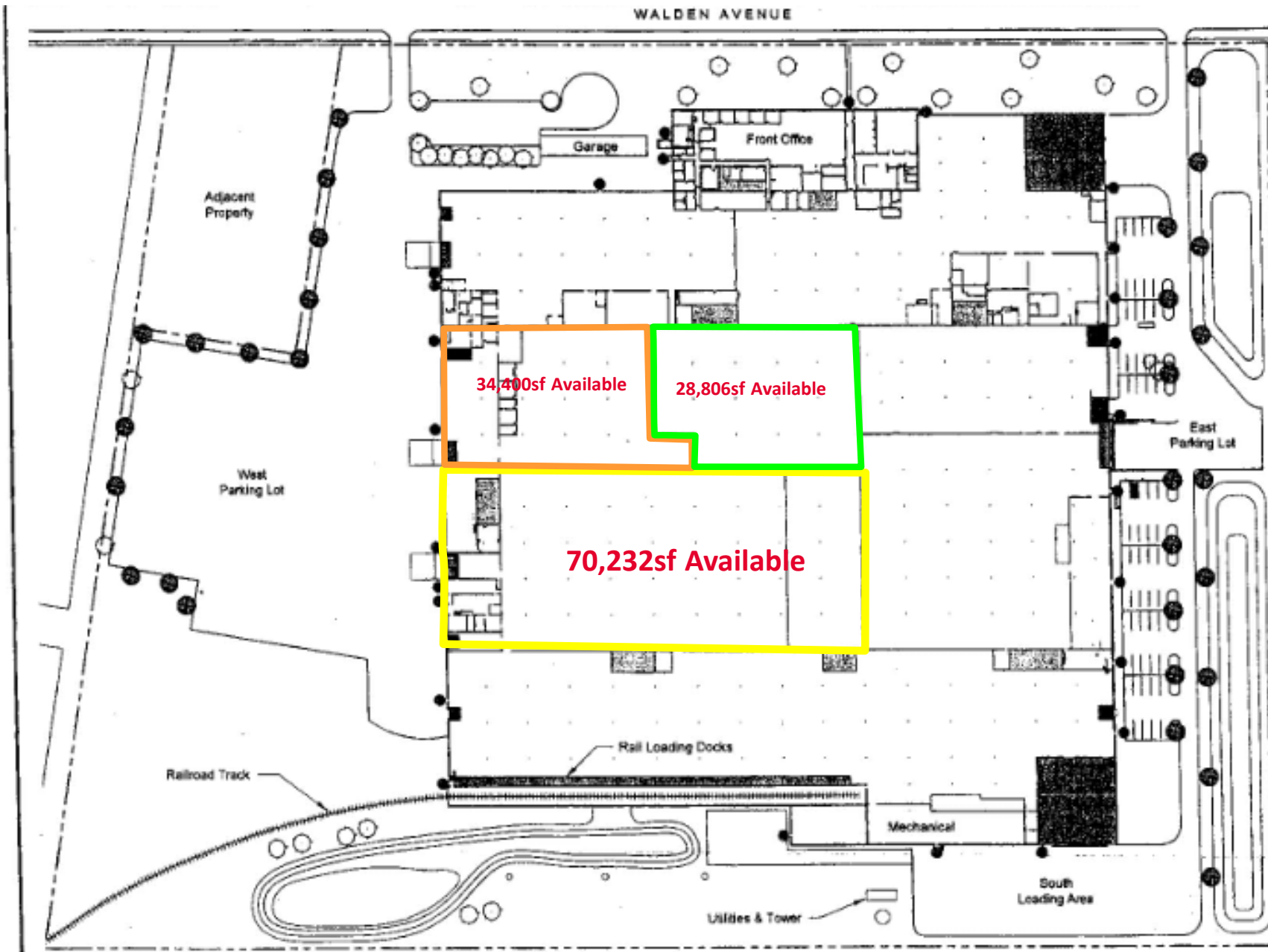


Aerial

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Floor Plan