

INDUSTRIAL/WAREHOUSE SPACE FOR LEASE

2345 Walden Avenue

Buffalo, New York



Exceptional Buffalo Metro area Industrial/Warehouse Opportunity

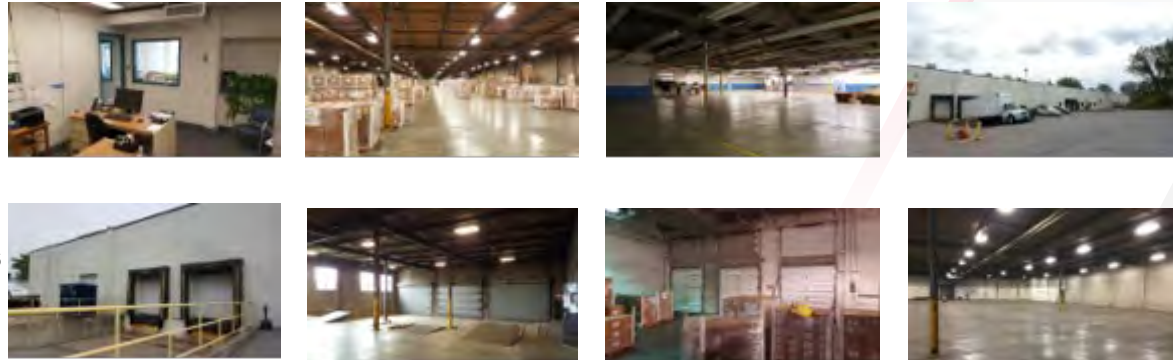


INDUSTRIAL/WAREHOUSE SPACE AVAILABLE FOR LEASE

| Features | |
|-----------------|---------------------------|
| Building Size | 460,522 ± Acres |
| Space Available | Suite J: 98,368 ± Sq. Ft. |
| Lot Size | 23.55 ± Acres |
| Zoning | M1 |

Property Highlights

- Latest Industrial/Warehouse Offerings in Cheektowaga, NY at Walden Properties
- 70,000 ± Sq. Ft. and 34,400 ± Sq. Ft. suites leased in the past 20 days. Now Available:
 - Suite J: 98,368 ± Sq. Ft., 6 indoor truck doors and one grade door (available November 1, 2023)
- Suitable for warehousing, logistics, or light manufacturing
- Clean distribution and production facility
- 600AMP/480V Volt/3 phase power with more power available for manufacturers
- Proximate to NYS Thruway I-90
- Modified gross lease rate includes: heat to 55 degrees, Common Area Maintenance, taxes, insurance, on-site management



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 4,520 | 86,080 | 264,714 |
| Average HH Income | \$68,660 | \$65,670 | \$67,711 |

Contact

DAVID L. SCHILLER, SIOR
Associate Real Estate Broker
716.628.3477 - cell
dschiller@pyramidbrokerage.com

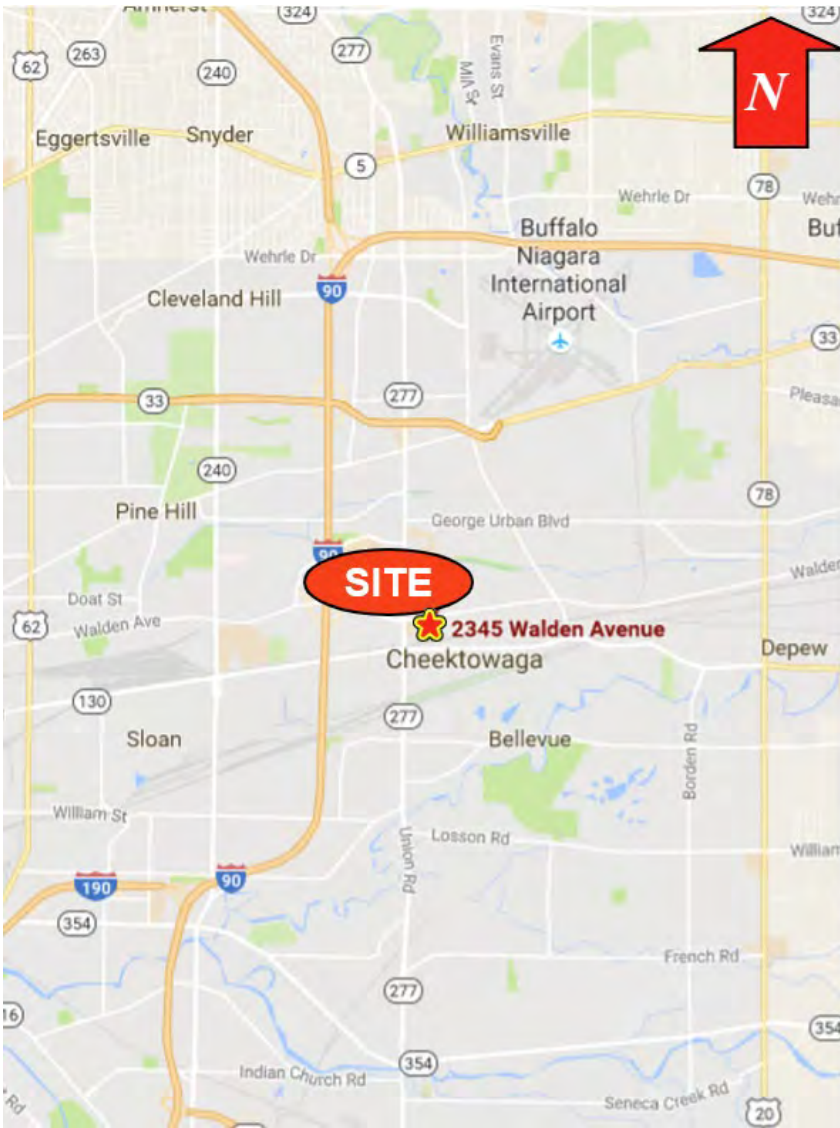
CHARLES KOLBER
Real Estate Salesperson
716.374.3178 - cell
ckolber@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

FOR LEASE

2345 Walden Avenue

Buffalo, New York



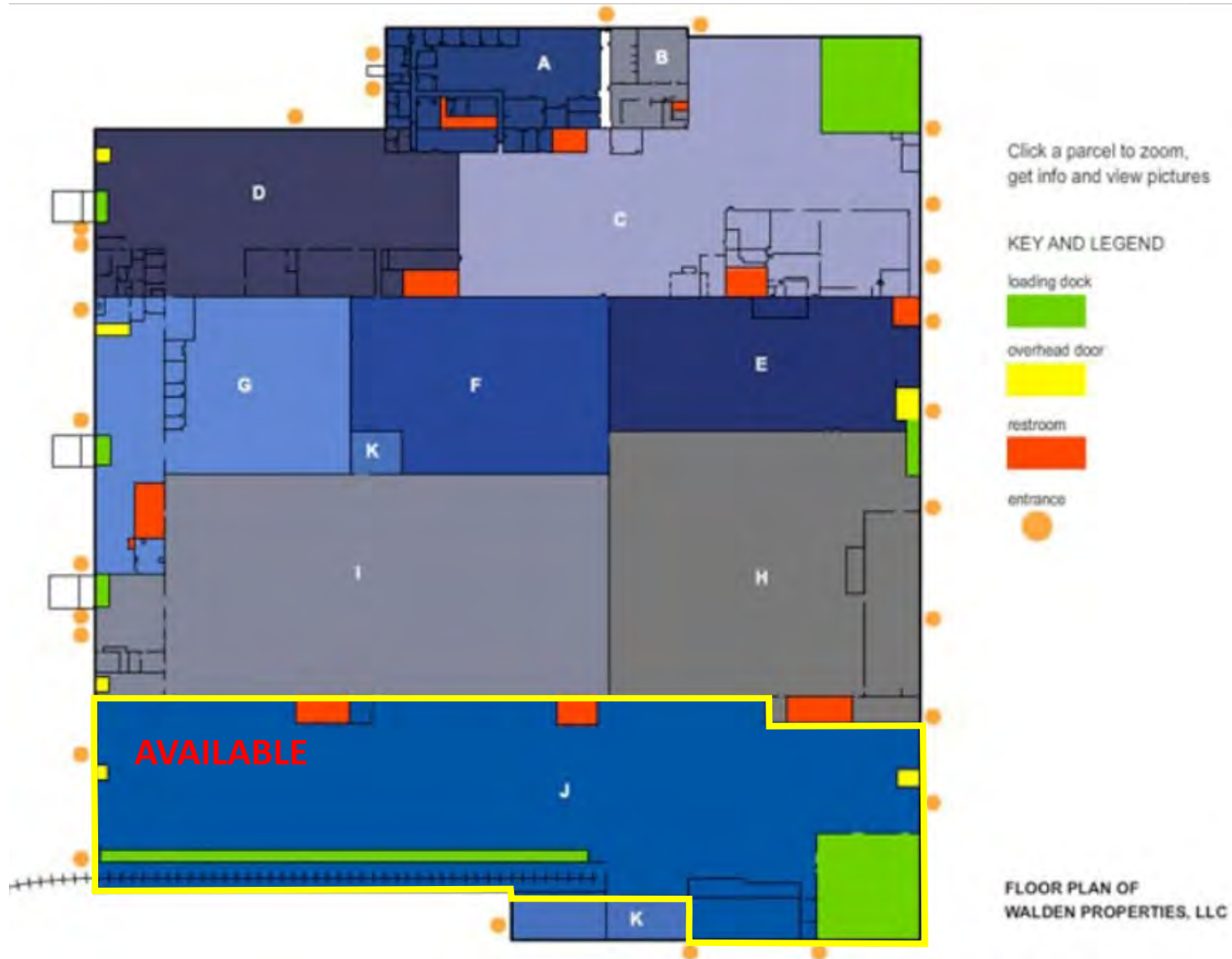
Location Map



Aerial

FOR LEASE

2345 Walden Avenue
Buffalo, New York



Floor Plan