### FOR SALE / LEASE 1885 Harlem Road Cheektowaga, NY 14212

## 54,024 + SF of Warehouse Space

Features	
Building Size	67,224 <u>+</u> sq. ft.
Lot Size	3.36 <u>+</u> Acres
Parking	Surface Lot – 60 <u>+</u> spots
Zoning	M-1

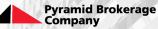
#### **Property Highlights**

- Industrial Warehouse building well-situated in the 14,000,000 + sq. ft. Cheektowaga Industrial Corridor
- Signalized corner location at Harlem and Gruner Road allowing for easy ingress/egress for trucks
- 54,024 <u>+</u> sq. ft. of warehouse space, and 12,200 <u>+</u> sq. ft. of office space
- 20' clear height
- Six (6) truck doors
- Three (3) grade level doors can drive into the building
- · Building equipped with sprinkler system
- Proximate to NYS Thruway I-90 Walden Avenue on/off ramps
- Ideal for: warehousing, light manufacturing, and distribution

#### Contact

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#### Industrial/Warehouse For Sale / Lease



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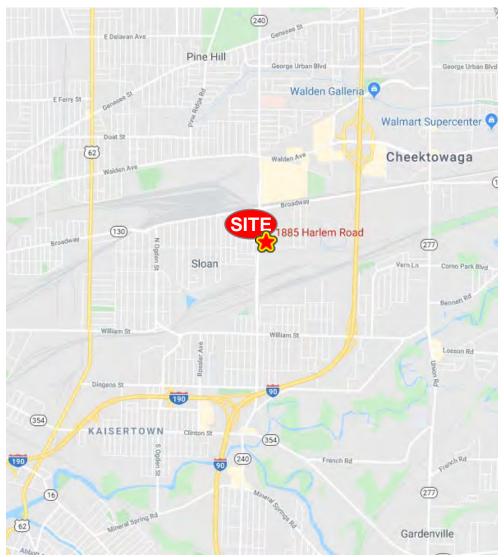
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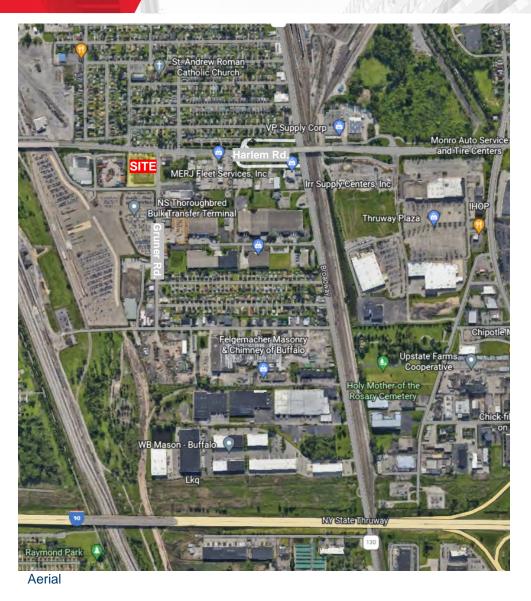
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Location Map

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