

INDUSTRIAL/WAREHOUSE SPACE FOR LEASE

2345 Walden Avenue

Buffalo, New York



Two Suites Totaling 76,087± SF Available!

Features

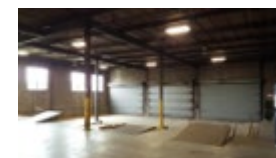
Building Size	460,522 ± Sq. Ft.
Space Available	Suite D: 40,437 ± Sq. Ft. Suite G: 35,650 ± Sq. Ft.
Lot Size	23.55 ± Acres
Zoning	M1

Property Highlights

- Centrally located industrial space with truck docks available for lease
- Suitable for warehousing, logistics, or light manufacturing
- Two suites available:
 - Suite D: 40,437 SF, two (2) truck docks, one (1) grade door
 - Suite G: 35,650 SF, two (2) truck docks, one (1) grade door
- Clear height 16'5"-19'5"
- Efficient lighting
- Clean distribution and production facility
- 600Amp/480V/3 phase power available for manufacturers
- Proximate to NYS Thruway I-90
- Rate includes heat to 55 degrees, common area maintenance, taxes, insurance, on-site management
- Ideal for: logistics, production, manufacturing



1,300-1,400 pallet positions (est.)
depending upon the racking layout



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

Contact

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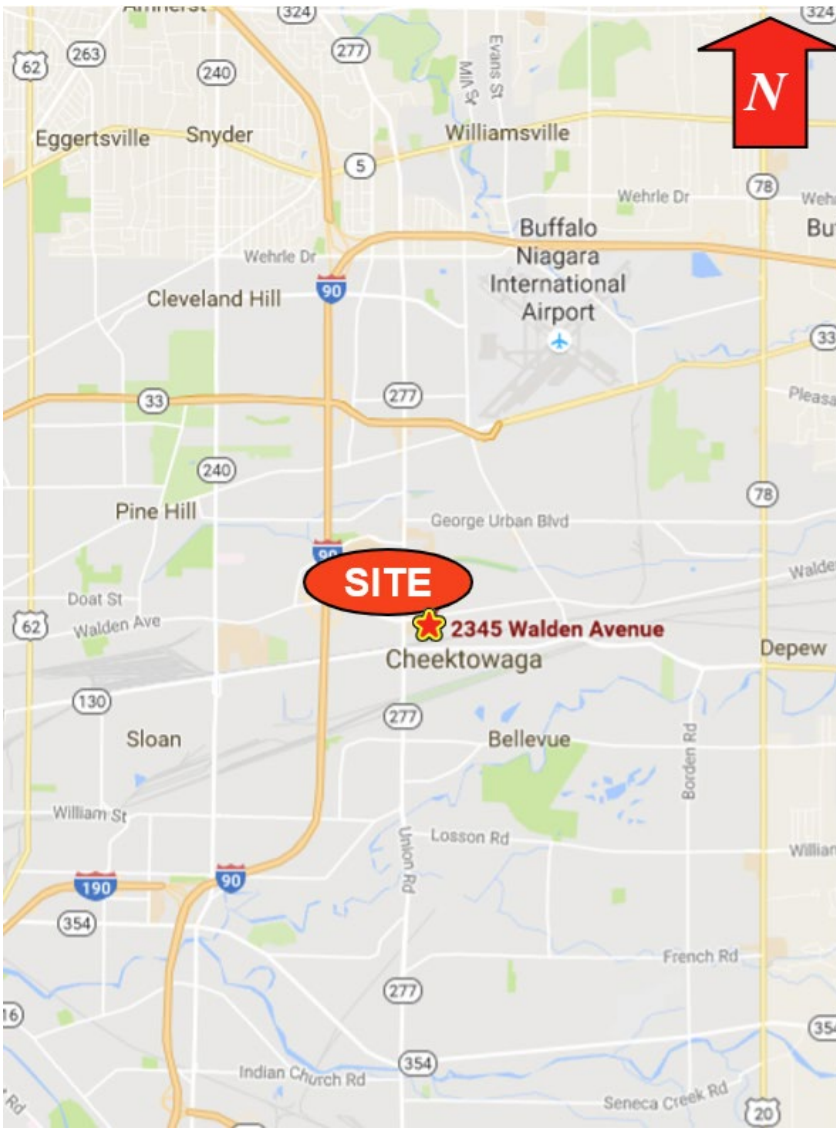
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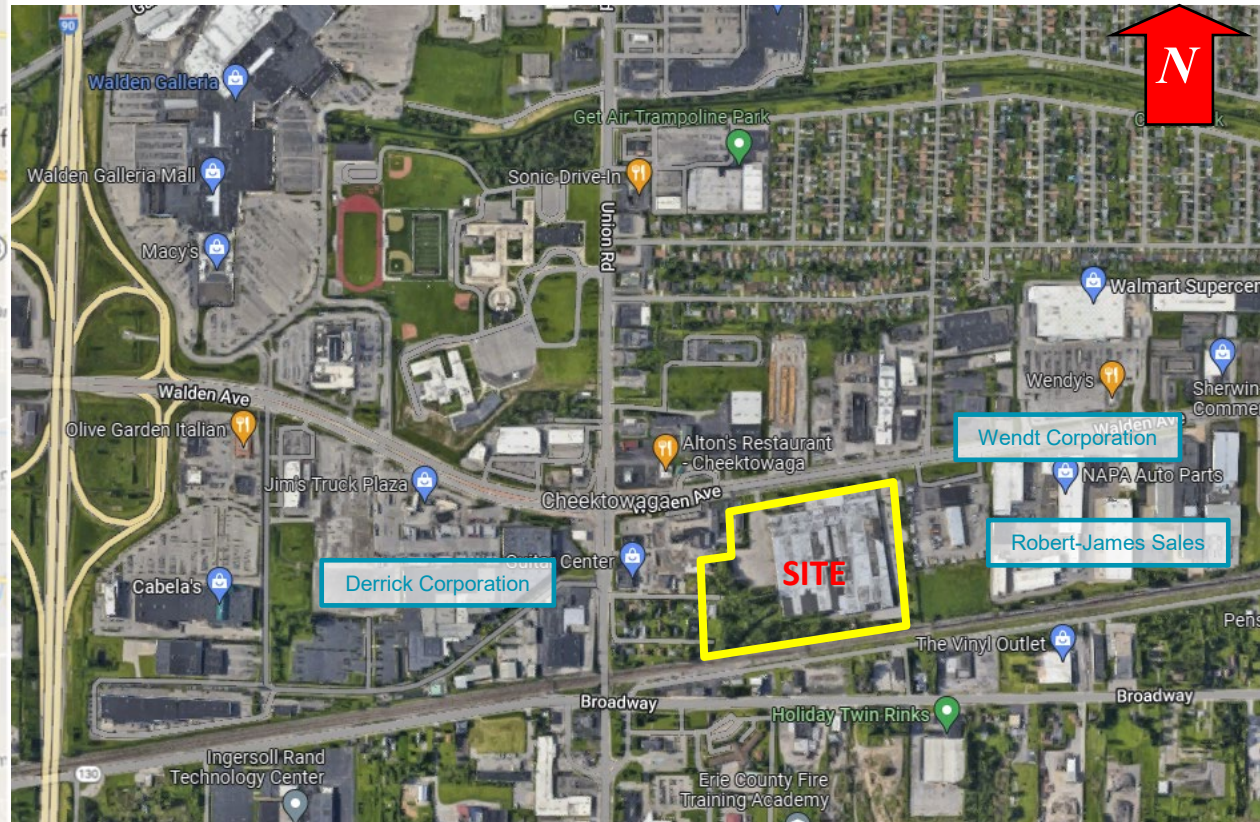
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Location Map



Aerial

FOR LEASE

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Floor Plan