



1404- 1500 Clinton Street Buffalo, NY

Industrial Flex Opportunity / For Lease

1,680 – 13,440 SF AVAILABLE FOR LEASE

BUILDING FEATURES

Total Building Size	301,876 ± Sq. Ft.
Total Available For Lease	1,680 – 13,440 ± Sq. Ft. Max. Contiguous 13,440 ± Sq. Ft.
Lot Size	9.51 ± Acres
Zoning	M2

Property Highlights

- Buffalo, NY industrial / flex / retail opportunity available for lease
- Located at the Niagara Frontier Food Terminal
- Ample parking on-site via surface lot
- Available immediately
- Industrial / flex space, second floor office, and retail opportunities
- 1,680 – 13,440 ± Sq. Ft. available
- Up to 13,440 ± contiguous space for lease
- 10-12' clear height
- Outdoor storage
- Security on-site
- Central WNY location with affordable lease rates
- Located just 0.5 miles from NYS Thruway I-190
- Canopy covered loading dock doors
- Ideal for: Brewery / distillery / craft beverage production, food commissary, production with retail, discount retailers, art studios, photo / film studios, athletic space, professional services, distributors



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,824	111,259	289,850
Average Household Income	\$50,203	\$48,989	\$54,090



**WILLIAM J. DAMIN / Real Estate Salesperson / bdamin@pyramidbrokerage.com / +1 716 852 7500 x120
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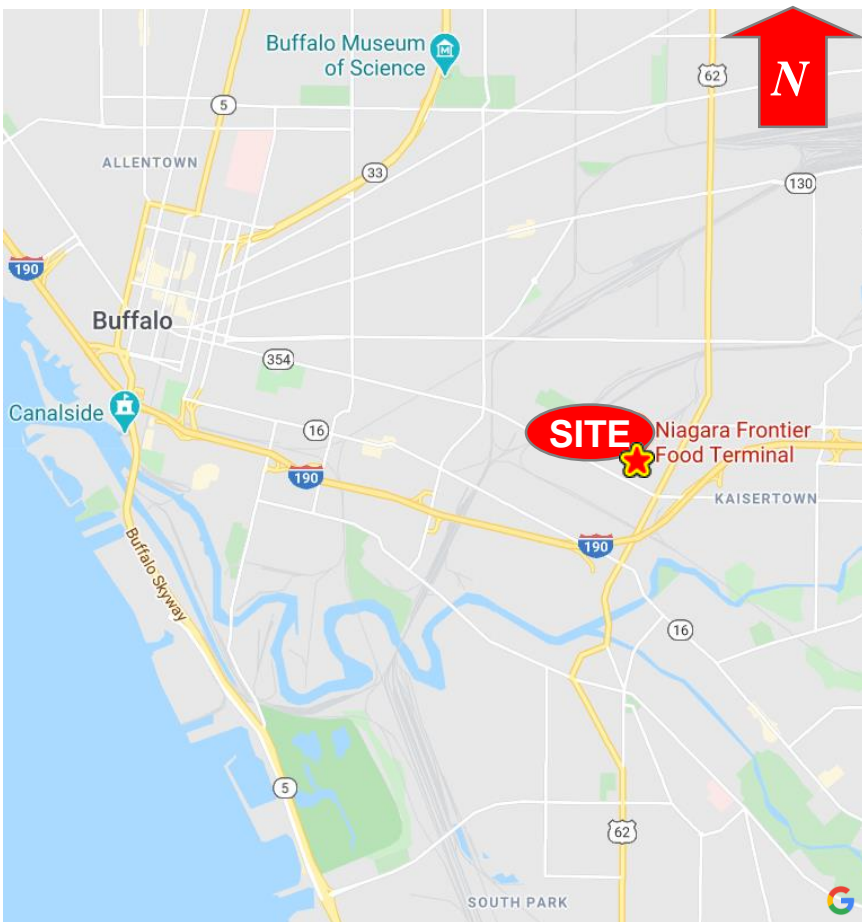
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Location Map



Tax Map

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