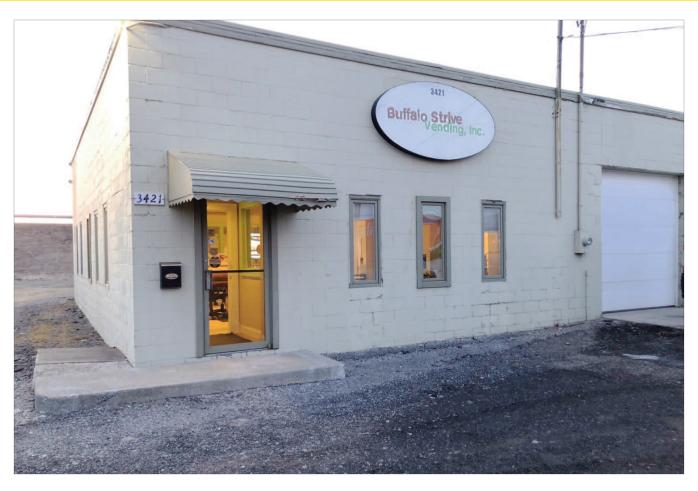




FOR LEASE

3421 N. Benzing Road Orchard Park, New York



PROPERTY DESCRIPTION

Now available for lease – 5000 +/- SF of office/warehouse space visible from the 219 / Milestrip exit. 1000 +/- SF of office space with tasteful renovations, showroom, private office. Warehouse divides into two (2) 2000sf clear spans with 12 ft ceiling heights, 2 dock doors, 3 phase power on 1 acre of land. 20 car parks. Turn key.



HUNT Commercial Real Estate Corporation 403 Main St., Suite 400 Buffalo, New York 14203 HUNTCommercial.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



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3421 N. Benzing Road Orchard Park, New York

| PROPERTY OVERVIEW | | | | |
|-------------------|----------------|--|--|--|
| Lot Size | 1.15 +/- Acres | | | |
| Total SF | 5,000 +/- SF | | | |
| Leasable SF | 5,000 +/- SF | | | |
| Lease Rate | \$9.00 / SF | | | |
| Year Built | 1979 | | | |
| Stories | 1 | | | |
| Parking | 20 Spaces | | | |



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|----------|----------|
| Total Population | 6,908 | 53,683 | 139,018 |
| Total Households | 2,939 | 23,209 | 59,188 |
| Median Annual Income | \$62,281 | \$65,143 | \$58,826 |

