

### 70,232 SF, 98,368 SF OR 168,600 SF FOR LEASE

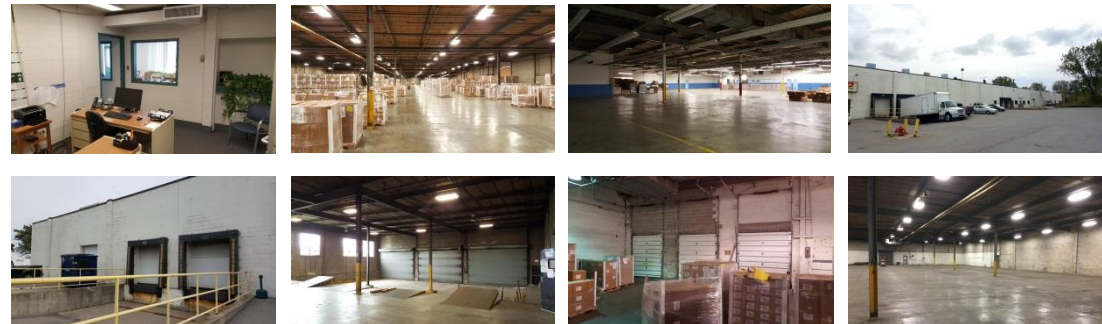
### CENTRALLY LOCATED INDUSTRIAL SPACE

BUILDING FEATURES	
Total Availability	168,600 ± Sq. Ft.
Total Building Size	460,522 ± Sq. Ft.
Minimum Divisible	70,232 ± Sq. Ft.
Lot Size	23.55 ± Acres
Zoning	M1

#### Property Highlights

- Centrally located industrial space with truck docks and rail access available for lease
- Suitable for warehousing, logistics, or manufacturing
- Clear height 16'5" - 19'2"
- Two (2) truck doors, one (1) grade level door
- Efficient lighting
- Clean distribution and production facility

- Rail access
- Rate includes heat to 55 degrees, Common Area Maintenance, taxes, insurance, on-site management
- 600AMP/480V Volt/3 phase power with more power available for manufacturers
- Proximate to NYS Thruway I-90
- Ideal for: logistics, production, manufacturing



For more information, contact:

**David L. Schiller, SIOR**  
**Associate Real Estate Broker**  
 716.628.3477 - cell  
[dschiller@pyramidbrokerage.com](mailto:dschiller@pyramidbrokerage.com)

14 Lafayette Square, Suite 1900  
 Buffalo, New York 14203  
 phone: +1 716 852-7500

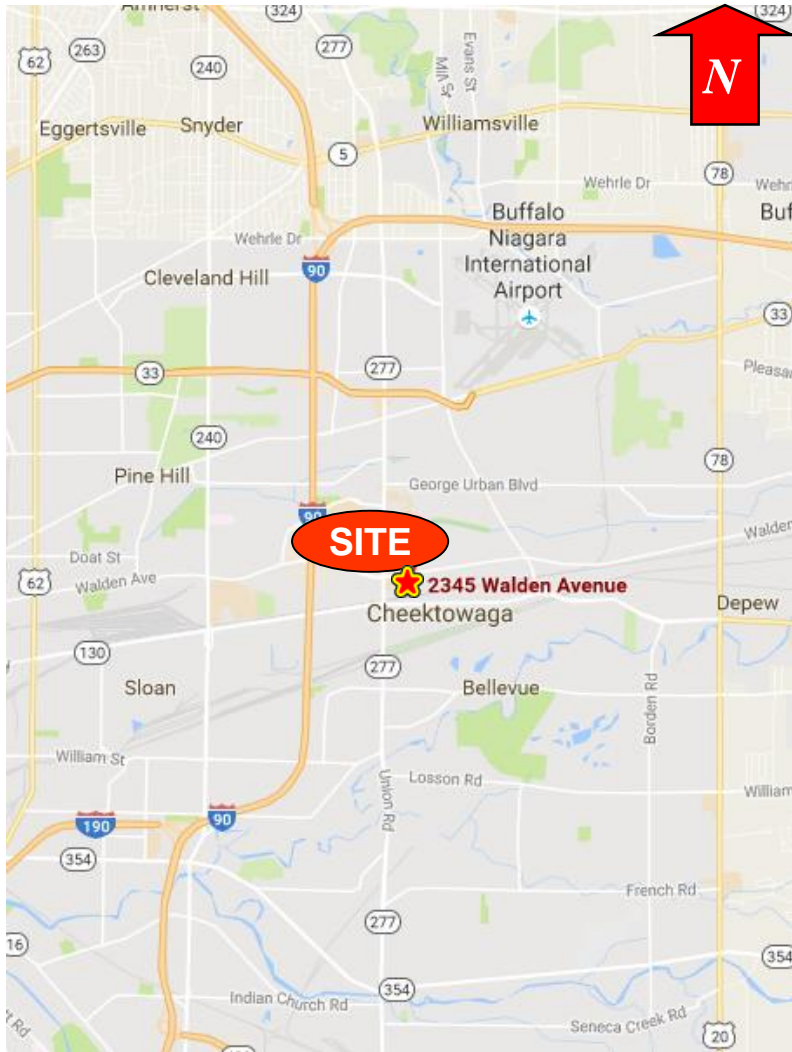
[pyramidbrokerage.com](http://pyramidbrokerage.com)

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	4,417	85,794	262,468
Average Household Income	\$47,429	\$43,752	\$41,835

# INDUSTRIAL SPACE FOR LEASE

## 2345 Walden Avenue

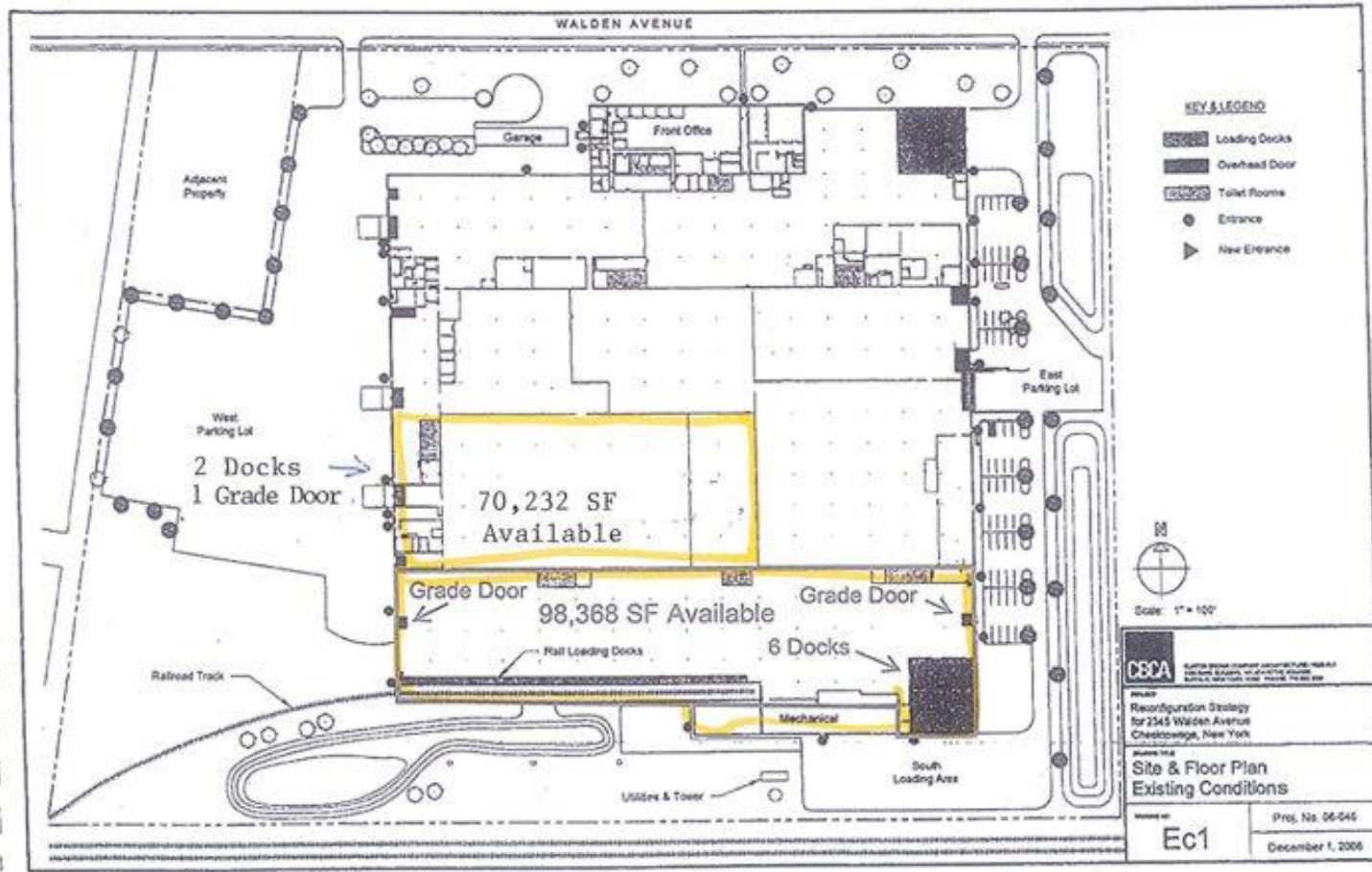
Buffalo, New York



Location Map



Aerial



Floor Plan