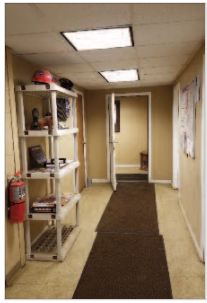


1,600 +/- SF Office Space



FOR LEASE

1250 Broadway Buffalo, New York



PROPERTY DESCRIPTION

- Industrial warehouse in good condition near Downtown Buffalo.
- Warehouse space is 11,000 +/- SF clear span, no interior columns
- 480V 3 Phase electrical supply
- Roll-down doors – one dock height, one grade level
- 18' clear ceiling height
- Office Space – Approx. 1,600 SF including a large open office area, 4 private offices, conference room and lunch room
- Exterior Parking and Storage – 2+ acres, perfect for storage of trailers



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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1250 Broadway Buffalo, New York

PROPERTY OVERVIEW

Lot Size	2.61 +/- acres
Total SF	12,600 +/- SF
Leasable SF	12,600 +/- SF
Year Built	1945
Stories	1
Lease Rate	\$4.75 / SF Modified Gross
Parking	On Site



11,000 +/- SF Warehouse Space

