

**61,075 SF WAREHOUSE FOR LEASE**

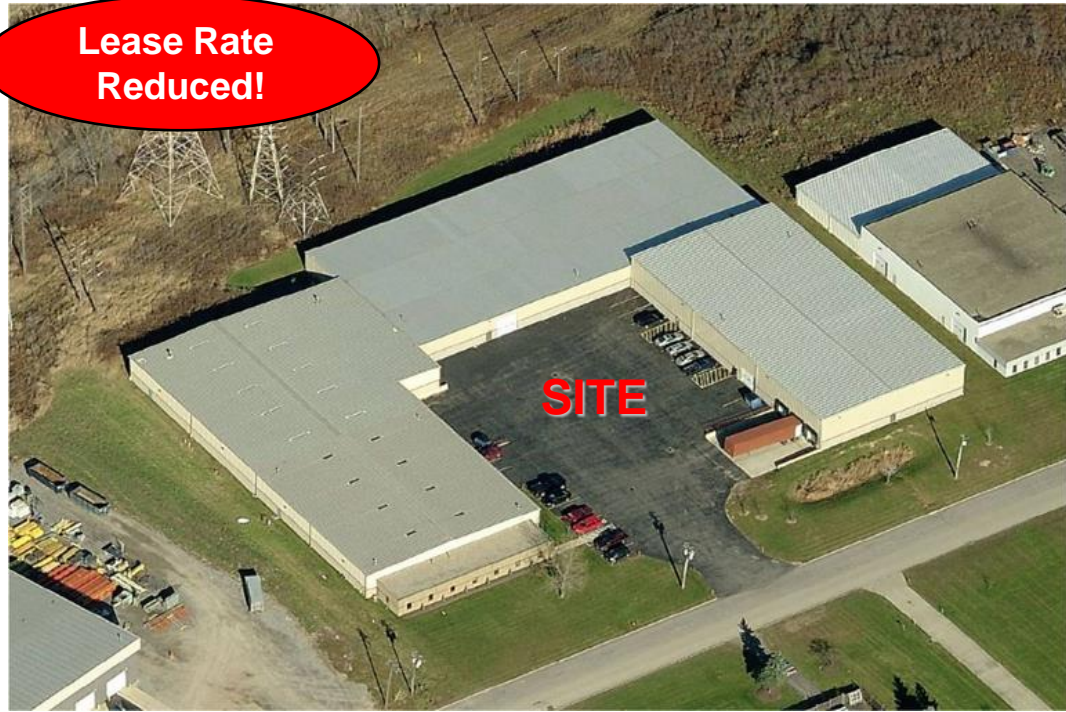
**HIGH DEMAND WAREHOUSE SPACE FOR LEASE**

| BUILDING FEATURES   |                                |
|---------------------|--------------------------------|
| Total Facility Size | 61,075 ± Sq. Ft.               |
| Minimum Divisible   | 14,000 ± Sq. Ft.               |
| Lot Size            | 3.03 ± Acres                   |
| Zoning              | Waterfront Industrial District |

**Property Highlights**

- High demand Tonawanda area warehouse available for lease
- Features Include: Seven (7) dock doors, 800 amp power, high efficiency lighting
- 2,300 ± Sq. Ft. newly renovated office space
- Capable of supporting manufacturing
- 16'8" – 24' clear height
- Forklifts and racking included in lease
- Pristinely maintained property
- Centrally located facility offering excellent access to all of Western New York
- Ready for immediate occupancy
- Minutes to the I-190/I-290/I-90 Expressways, the South Grand Island Bridge, and the Canadian Border
- Facility is located on bus route
- Located near the border of the USA and Canada, within a day's drive of 75% of the population of North America
- Ideal for: warehousing, distribution, manufacturing, fabrication

**Lease Rate Reduced!**



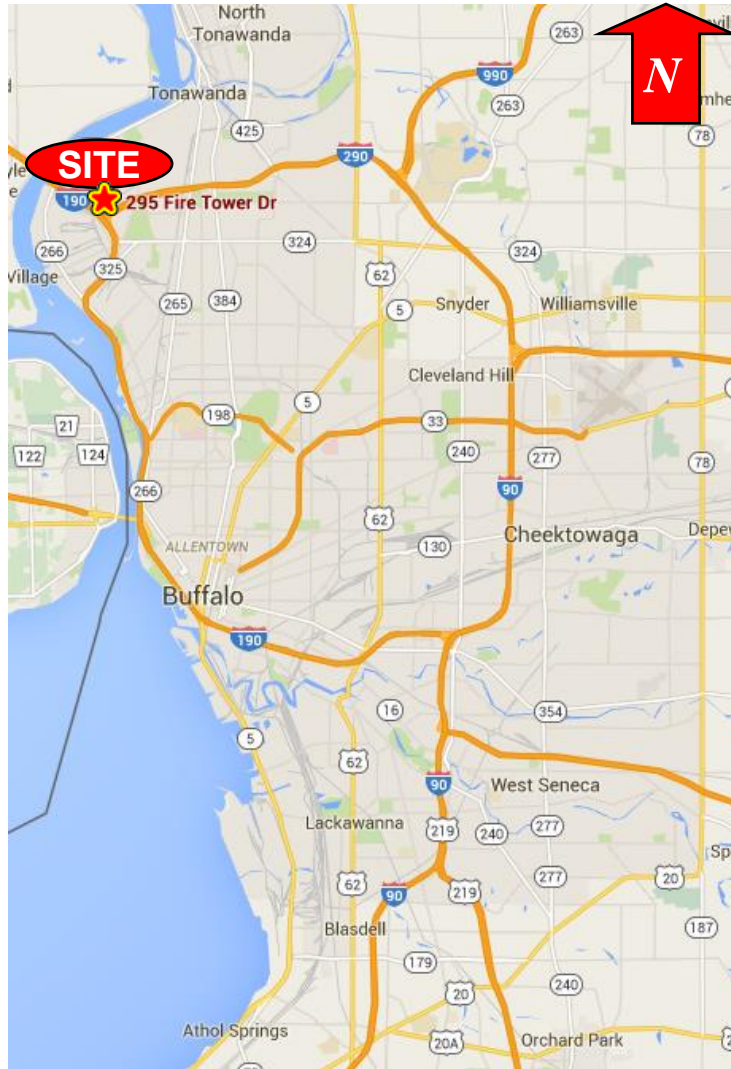
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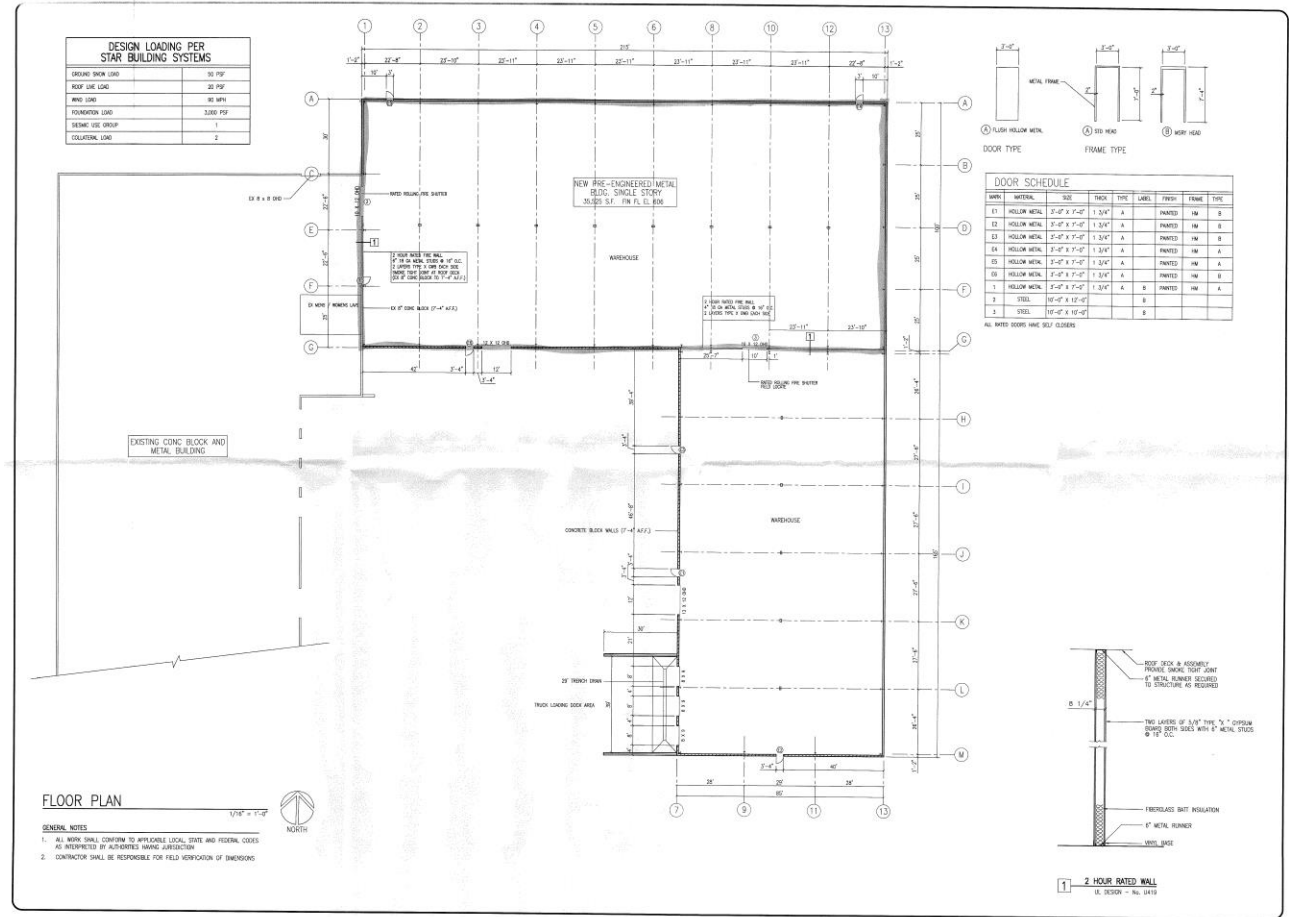
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**FOR LEASE**  
**295 Fire Tower Drive**  
**Tonawanda, New York**

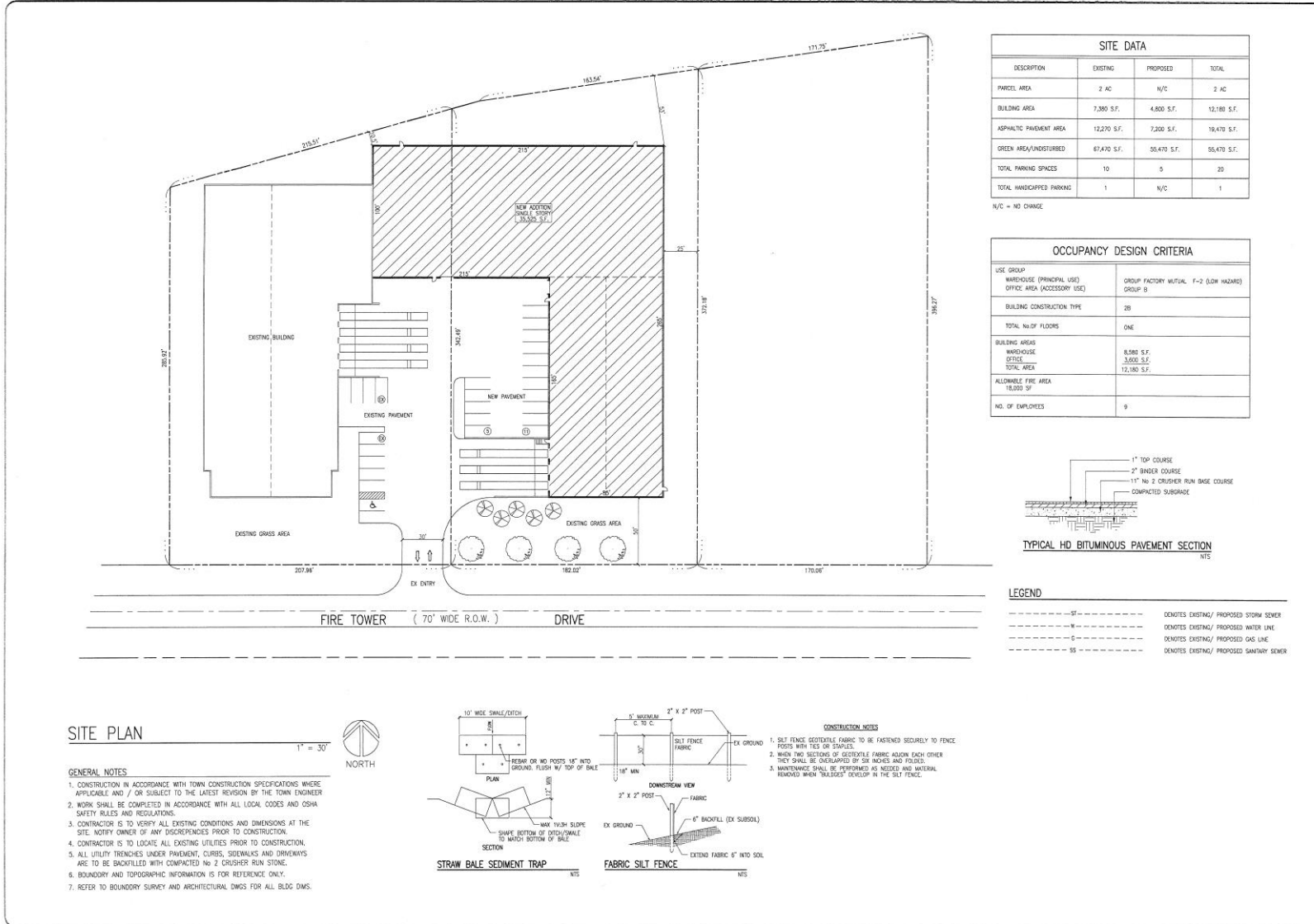


Location Map

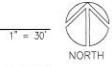


Floor Plan

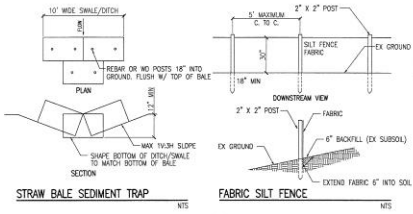
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**SITE PLAN**



- 1" = 30'
- GENERAL NOTES**
- CONSTRUCTION IN ACCORDANCE WITH TOWN CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND / OR SUBJECT TO THE LATEST REVISION BY THE TOWN ENGINEER
  - WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
  - CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - CONTRACTOR IS TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - ALL UTILITY TRENCHES UNDER PAVEMENT, CURBS, SIDEWALKS AND DRIVEWAYS ARE TO BE BACKFILLED WITH COMPACTED No. 2 CRUSHER RUN STONE.
  - BOUNDARY AND TOPOGRAPHIC INFORMATION IS FOR REFERENCE ONLY.
  - REFER TO BOUNDARY SURVEY AND ARCHITECTURAL DWGS FOR ALL BLDG DWGS.



- CONSTRUCTION NOTES**
- SILT FENCE GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH TIES OR STAPLES.
  - WHEN TWO SECTIONS OF GEOTEXTILE FABRIC JOIN, EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FASTENED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BUNDLES" DEVELOP IN THE SILT FENCE.

Site Plan