

### 83,200 ± SF INDUSTRIAL WAREHOUSE

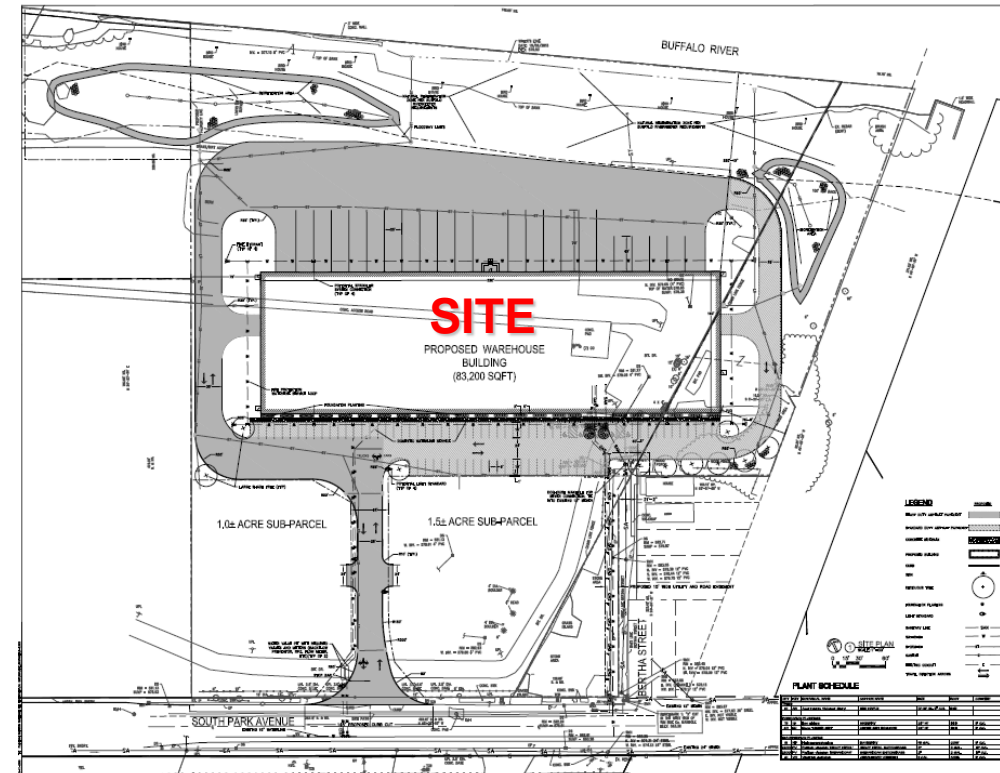
### RIVERBEND INDUSTRIAL PARK

#### BUILDING FEATURES

Total Building Size	83,200 ± Sq. Ft.
Total Space Available	20,000 – 83,200 ± Sq. Ft.
Lot Size	9.0 ± Acres
Parking	84 ± Spaces
Zoning	M1

#### Property Highlights

- Located directly across from SolarCity
- Brand new warehouse space for lease
- Ample on-site parking
- 22' clear height
- Truck and grade level doors can be easily added on demand
- 8,200 + Sq. Ft. office space
- Secure outdoor storage available
- Located less than three (3) miles from I-190
- Close proximity to the Peace Bridge
- Ideal for: suppliers of SolarCity, distribution, warehousing, fabrication



For more information, contact:

**Paul Boser**  
Real Estate Salesperson  
716.604.8315 - cell  
[pboser@pyramidbrokerage.com](mailto:pboser@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	7,286	94,974	242,752
Median HH Income	\$36,355	\$33,455	\$34,047

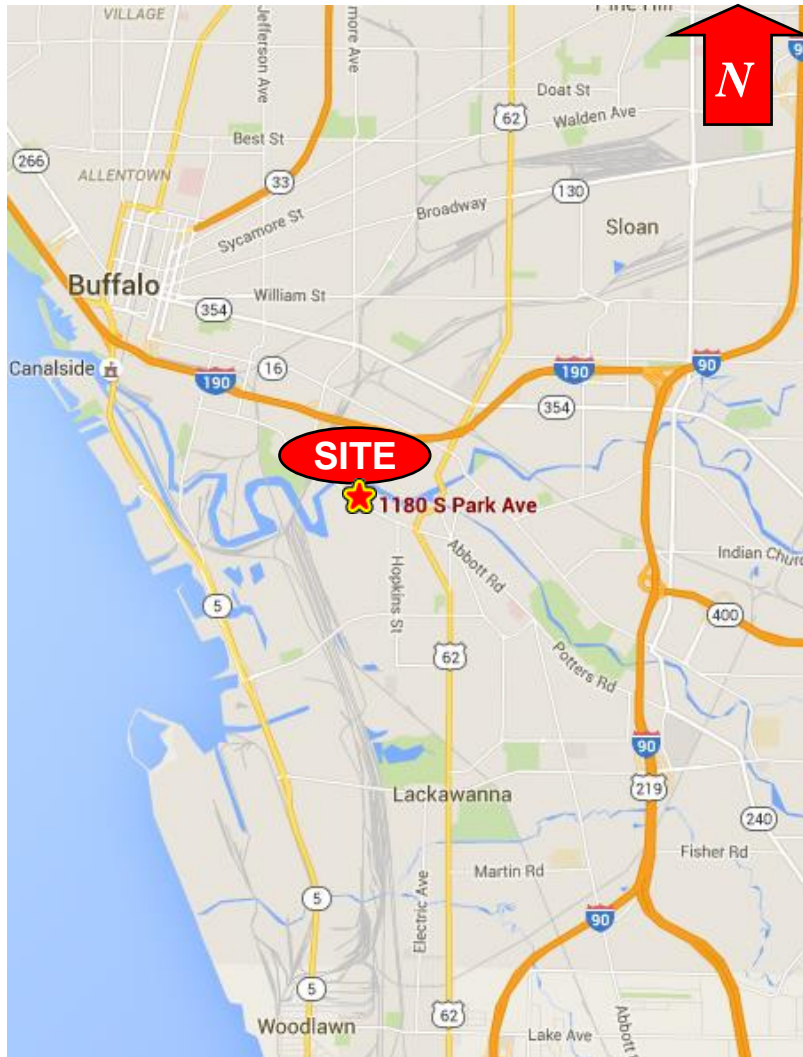
#### TRAFFIC COUNTS

South Park Avenue	6,192 AADT
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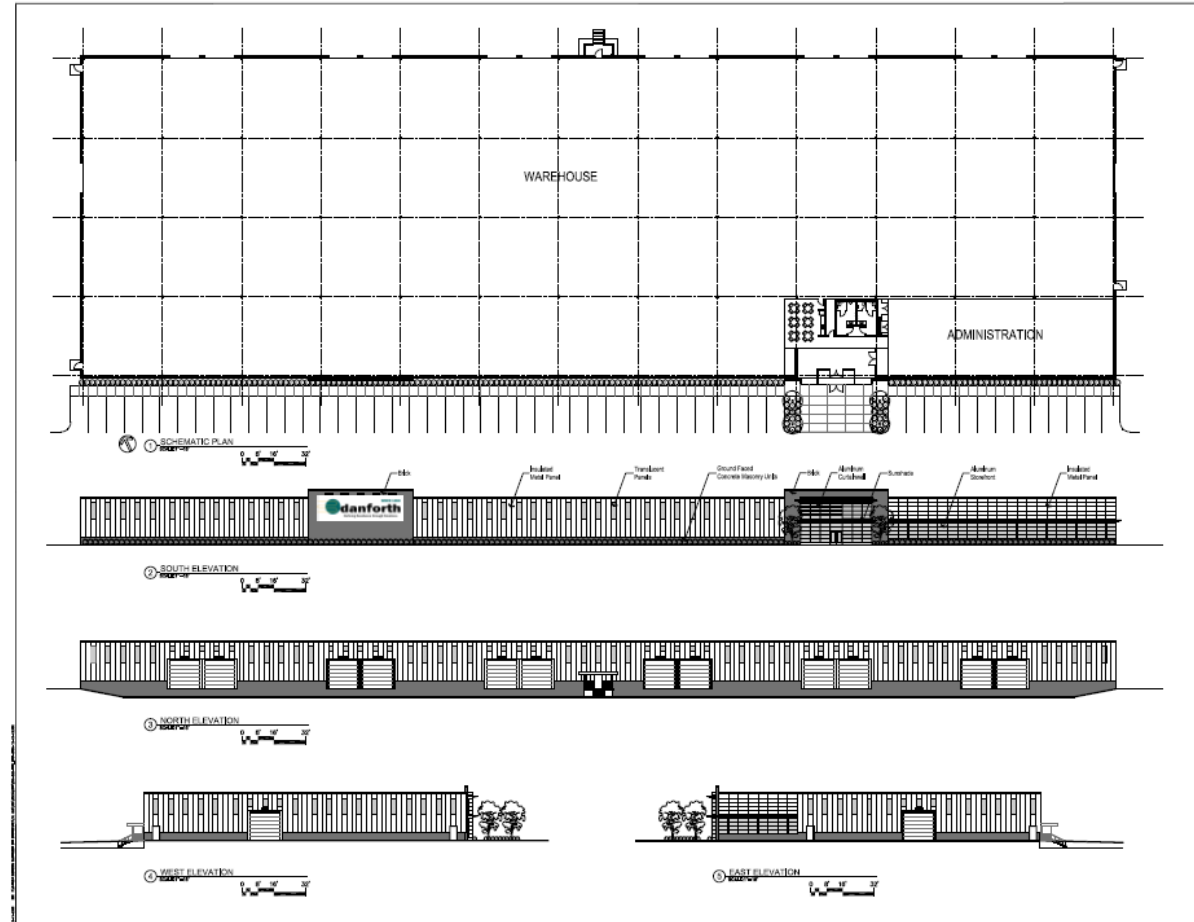
# INDUSTRIAL FOR LEASE

## 1180 South Park Avenue

Buffalo, New York



Location Map



Site Plan / Elevation