

INDUSTRIAL FOR LEASE 70 Empire Drive

West Seneca, New York

55,350 SF WAREHOUSE FOR LEASE

BUILDING FEATURES	
Availability	55,350 <u>+</u> Sq. Ft.
Building Size	105,000 <u>+</u> Sq. Ft.
Lot Size	4.7 <u>+</u> Acres
Zoning	M-1



Property Highlights

- · Located within Gardenville Industrial Park at the Town of Cheektowaga Border
- Approximately 2 Miles to NYS Thruway I-90 via Union Road to William Street
- · Features Include:
 - 5,000sf Office / Showroom Area
 - Four (4) Truck Level Doors (2 Enclosed)
 - Four (4) Overhead Doors at Grade Level
 - Ceiling Heights: 27,208sf at 20'; 23,142sf at 34'
 - Floor Drains
 - 600 Amp / 480/220 Volt / 3 Phase Power
 - Sprinklered Throughout

For more information, contact:

Benedict J. Borruso Associate Real Estate Broker 716.861.5090 - cell bborruso@pyramidbrokerage.com



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Photos

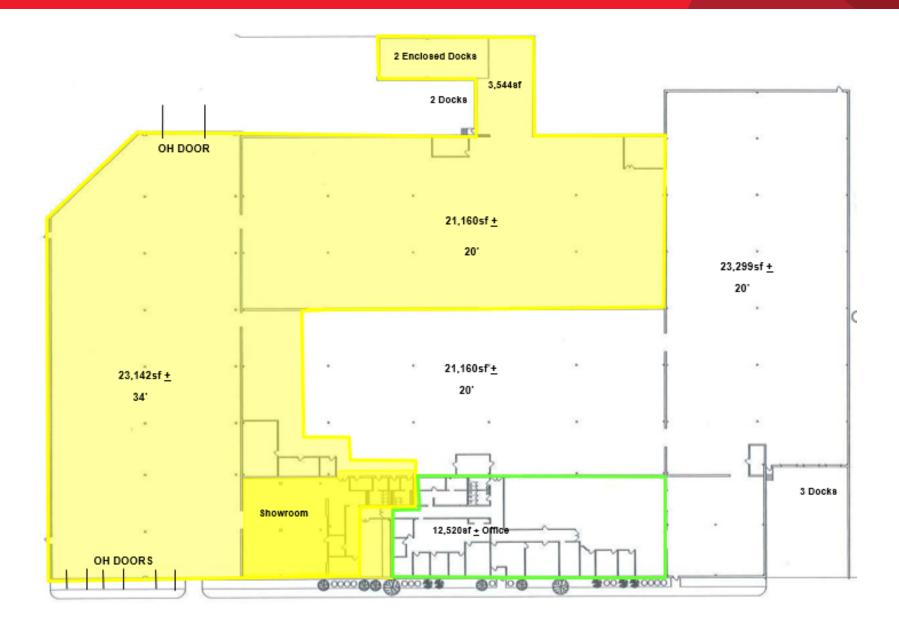
Location Map

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Space Plan - 55,350 + Sq.Ft.

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