

55,350 SF WAREHOUSE FOR LEASE

BUILDING FEATURES

Availability	55,350 ± Sq. Ft.
Building Size	105,000 ± Sq. Ft.
Lot Size	4.7 ± 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:

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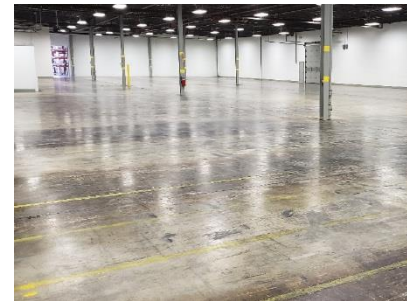
INDUSTRIAL FOR LEASE

70 Empire Drive

West Seneca, New York

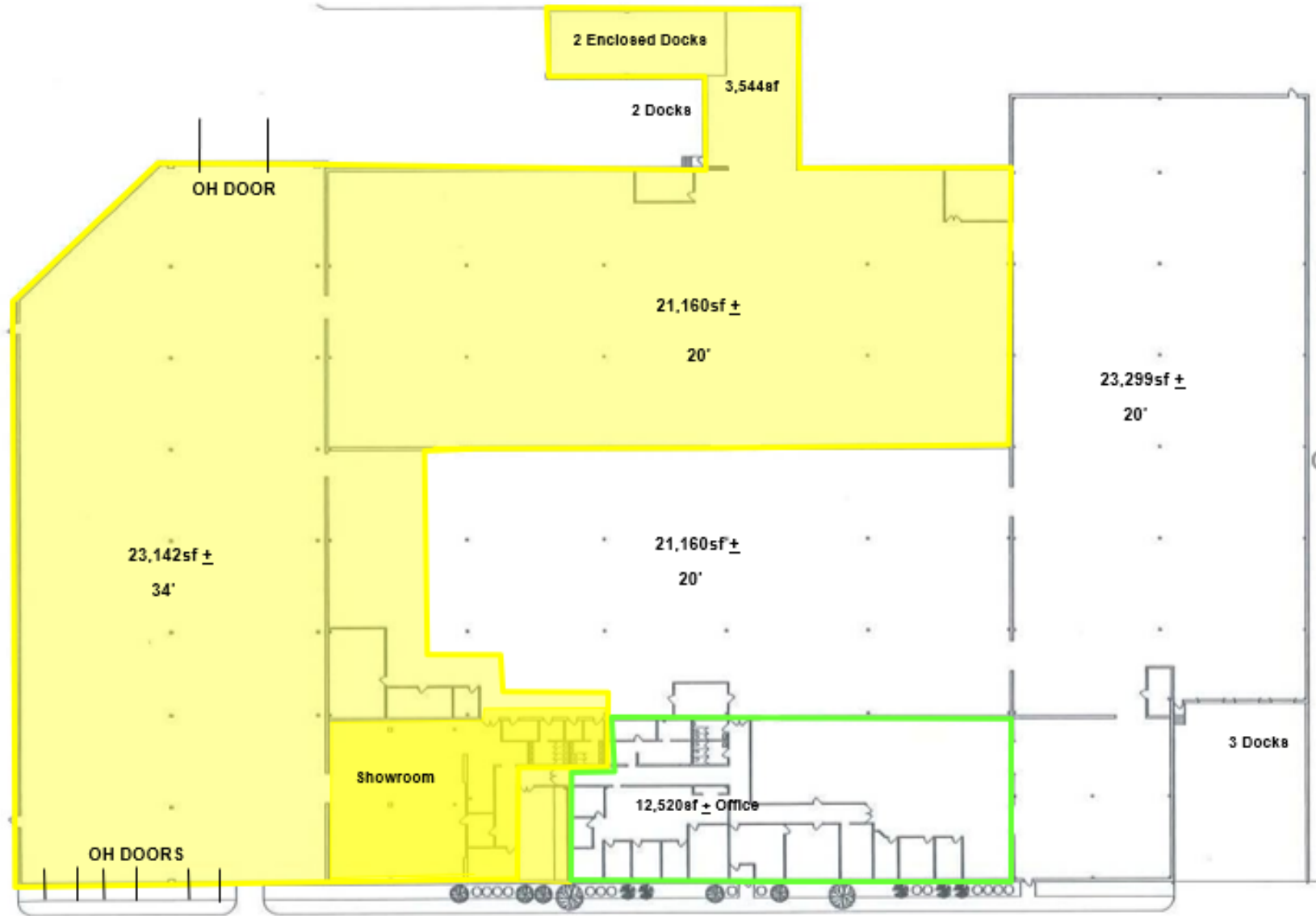


Location Map



Photos

INDUSTRIAL FOR LEASE
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Space Plan – 55,350 ± Sq.Ft.