

## **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

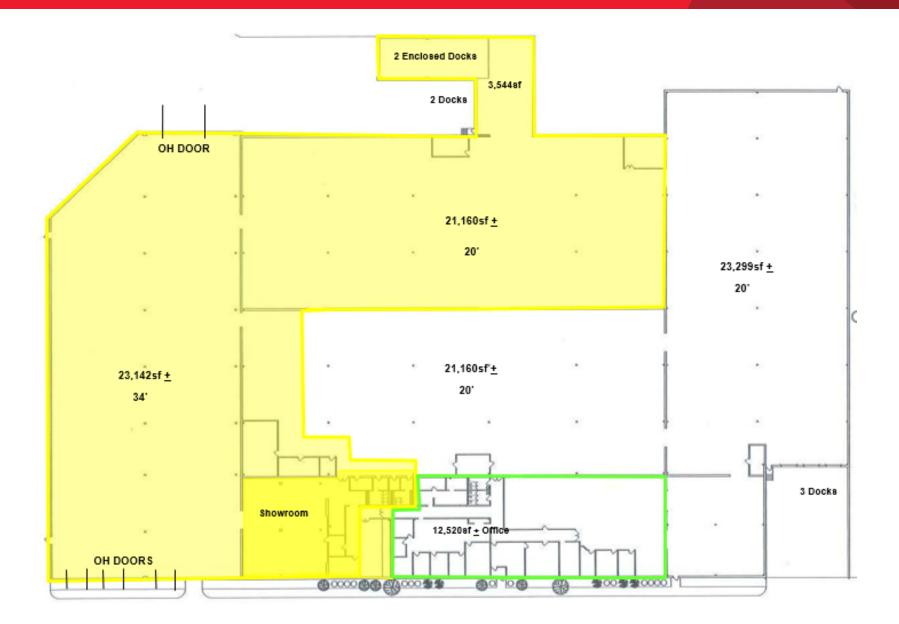
Location Map

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Space Plan - 55,350 + Sq.Ft.

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