



Available For Lease

**2335 Union Rd,
Cheektowaga, NY 14227**



PROPERTY SUMMARY & PARCEL OUTLINE

2335 Union Rd, Cheektowaga, NY 14227 offers 72,492 SF of industrial warehouse space on a 4.85-acre site in the Buffalo market. The facility features 12 dock-high doors, 4 drive-in doors, and an impressive 33' clear height, making it ideal for high-volume warehousing, distribution, or logistics operations. Built in 1990 and classified as a Class B industrial asset, the property provides a functional layout with excellent loading capabilities and modern warehouse specifications, offering an outstanding opportunity for industrial users seeking efficient space in Western New York.



PROPERTY DETAILS & SPECIFICATIONS

Address: 2335 Union Rd, Cheektowaga, NY 14227

Type: Industrial Warehouse

Total SF: 72,492

Acreage: 4.85

Dock Doors: 12

Drive In Doors: 4

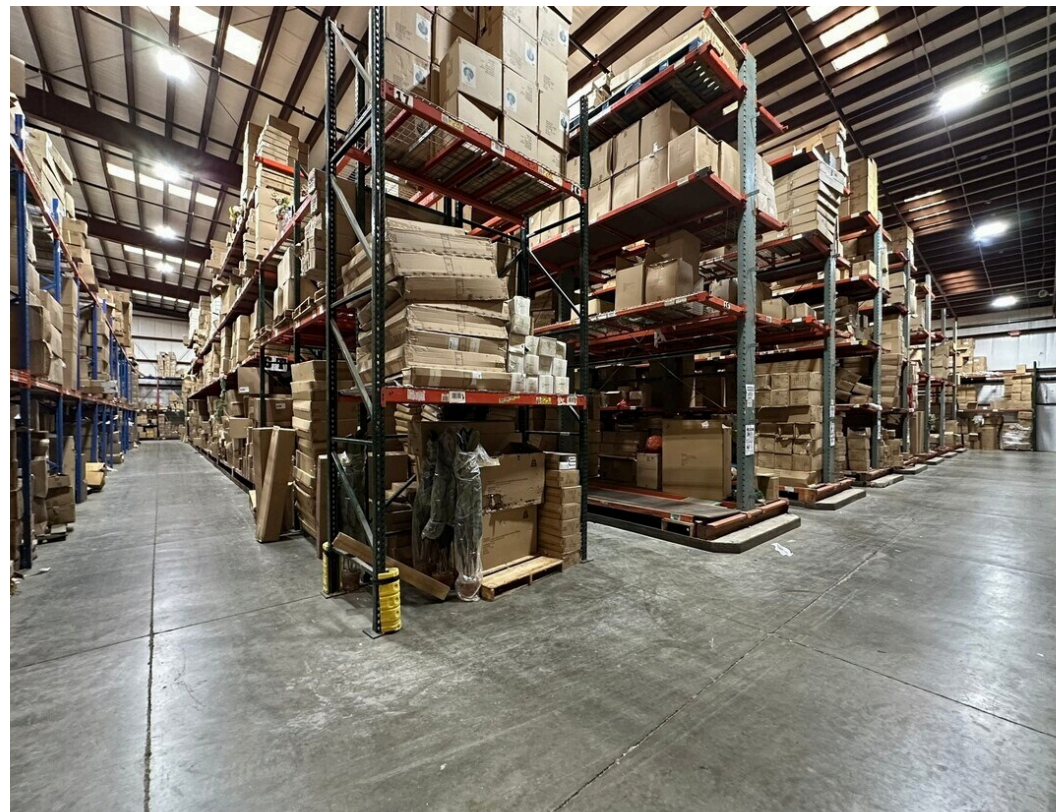
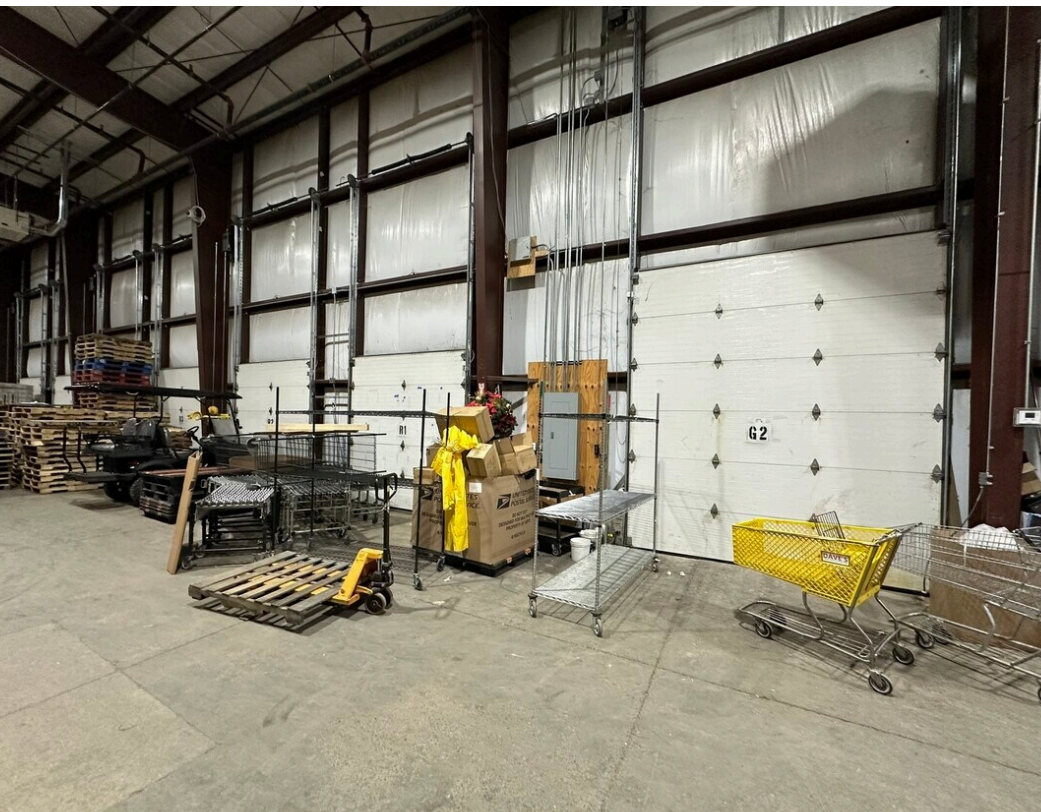
Clear Height: 33'

Building Class: B

Year Built/Renovated: 1990







PRIME INDUSTRIAL LOCATION - CHEEKTOWAGA, NY

2335 Union Road is strategically positioned within Cheektowaga's premier industrial and logistics corridor, offering exceptional connectivity throughout Western New York and Southern Ontario. The property provides immediate access to I-90 (New York State Thruway), I-290, Route 33 (Kensington Expressway), and NY Route 277 (Union Road), enabling efficient regional and cross-border distribution. Located just minutes from Buffalo Niagara International Airport, Downtown Buffalo, and several of the region's largest industrial parks, the site is ideally suited for warehousing, logistics, e-commerce fulfillment, light manufacturing, and distribution operations. With close proximity to the Peace Bridge and Lewiston-Queenston Bridge, the property offers outstanding access to Canadian markets while benefiting from Western New York's skilled workforce, robust transportation infrastructure, and strategic location within the Buffalo-Niagara industrial market.

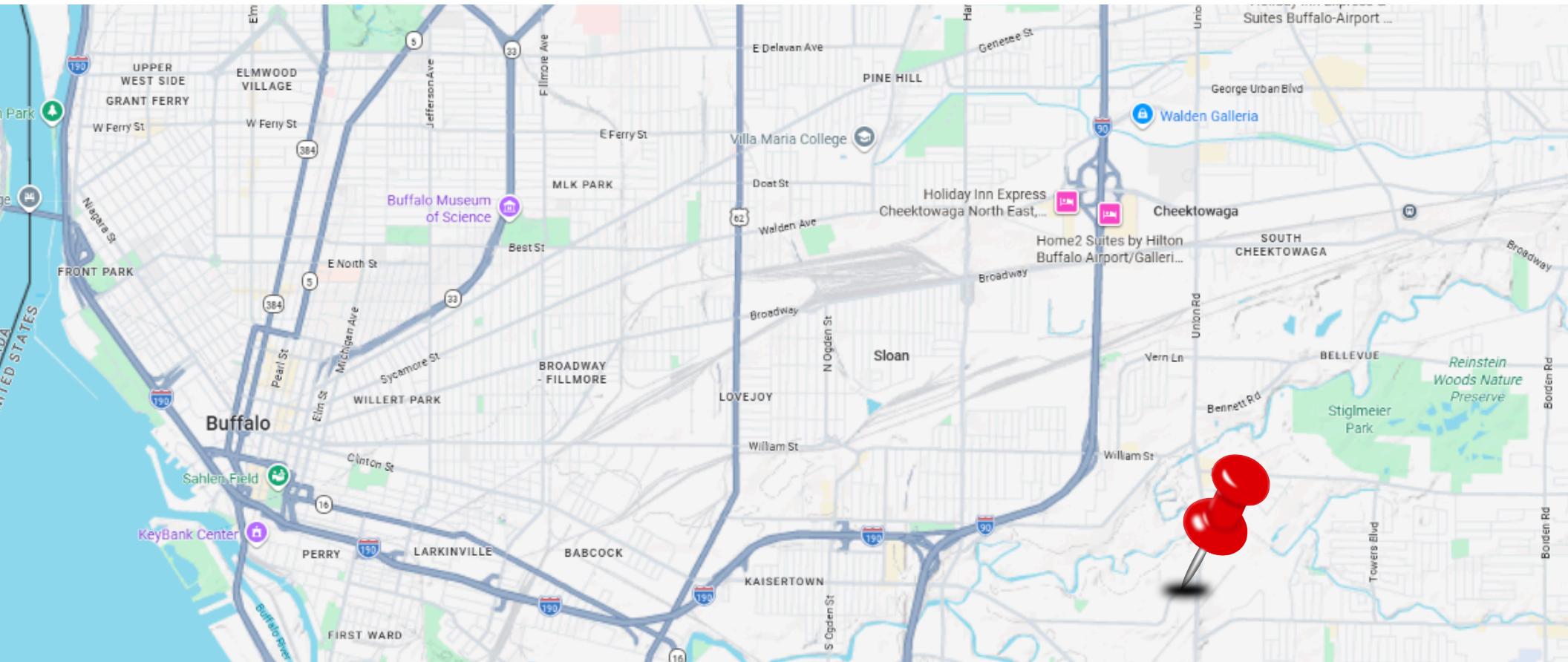
LOCATION KEY DISTANCES

NY Route 277: Direct frontage

Route 33: ~1.5 miles

I-90: 2.0 miles

Buffalo Niagara International Airport: 3.0 miles





Danny Miles



Vice President of Acquisitions



(315) 378-9921



Danny@IronHornEnterprises.com

Available For Lease

**2335 Union Rd,
Cheektowaga, NY 14227**

