

FOR LEASE**WAREHOUSE/FLEX SPACES
FOR LEASE****Building Features**

Space Available	2,500+ Sq. Ft. 6,500+ Sq. Ft.
Building Size	48,590+ Sq. Ft.
Zoning	I - Industrial

Property Highlights

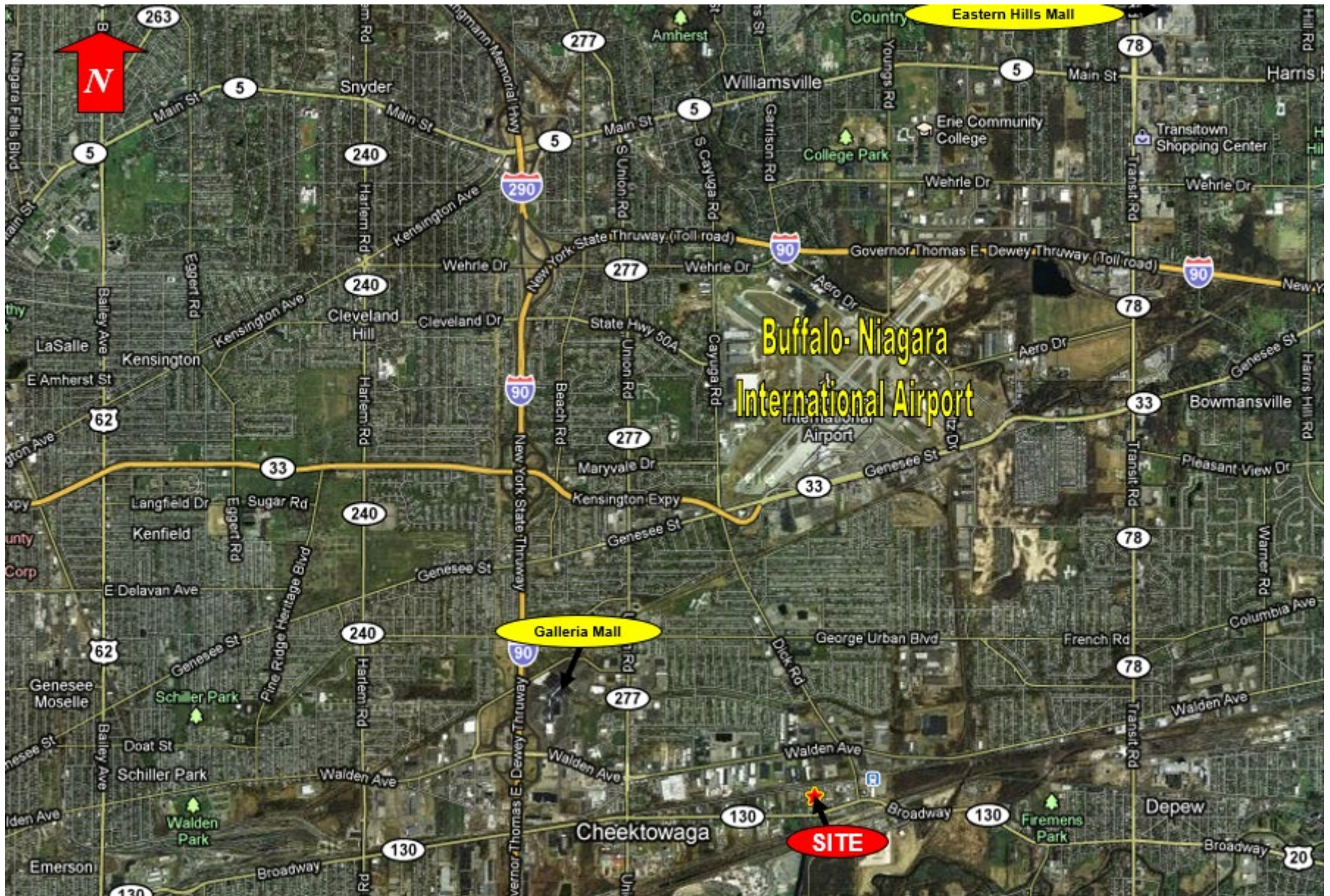
- 6,500+ SF with three (3) dock doors and three (3) grade doors, 700+ SF office space
- 2,000+ SF with three (3) dock doors and one (1) grade door, 400+ office space
 - Available Q1 2026
- Strategically Located with Access to NYS Thruway I-90 and Route 33 Expressway
- Central to all of Western New York, Northern Pennsylvania and Southern Ontario, Canada
- Located on the Border of the USA & Canada, within a day's drive of 75% of the population of North America
- Ideal for: Contractor Storage, Light Production and distribution, Packing Company, Light Industrial Users

**EXCLUSIVE CONTACT**

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Aerial

