



FOR LEASE

57,345+ SF INDUSTRIAL BUILDING ON 3.69 ACRES

Property Highlights

- Amherst industrial building available for lease
- Features a mix of warehouse and office space
- Three (3) 8'x8' dock doors
- One (1) 14'x14' grade-level door
- 17' clear height at center
- Wet sprinkler system
- 3-Phase, 480V / 1200 amp power
- Research & Development (R&D) Zoning
- Located in sought out Professional Business Park with close proximity to NYS Thruways and US/Canada Border
- Immediate access to Niagara Falls Blvd providing ample services and amenities nearby
- Ideal For: light manufacturing, distribution & logistics companies

Building Features

Building Size	57,345+ Sq. Ft.
Lot Size	3.69+ Acres
Zoning	Research & Development (R&D)

Demographic	1 Mile	3 Miles	5 Miles
Population	7,377	71,291	197,097
Average H.H. Income	\$101,132	\$91,477	\$103,302

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

John Ticco, III, SIOR
Associate Real Estate Broker
+1 716 863 5304
jticco@pyramidbrokerage.com

Richard Ryall Ledyard
Real Estate Salesperson
+1 716 796 7204
rledyard@pyramidbrokerage.com

450 Corporate Parkway, Suite 102
Buffalo, New York 14226
+1 716 852 7500
pyramidbrokerage.com



Location Map



Aerial

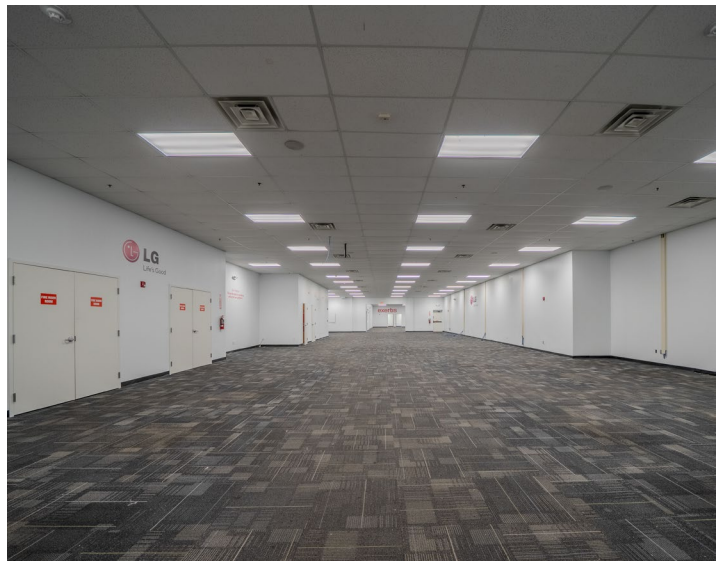


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**Pyramid Brokerage
Company**

**55 Woodridge Drive
Amherst, New York**



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