



Premier Industrial Space at the I-190 and I-290 Interchange

275 Cooper Avenue is a highly adaptable 24,500-square-foot industrial facility tailored for modern office, warehouse, manufacturing, and distribution operations. Situated within Interstate Commerce Centre, a premier 30-acre flex and light industrial campus on the Tonawanda and Buffalo border, the property is optimized for maximum flexibility. The expansive campus design provides wide roadways, spacious trailer staging, and abundant parking to easily accommodate commercial traffic. The building itself supports seamless operations with an expansive grade-level area, backed by Uniland's 24/7 property management.

The complex's highly visible, landscaped site is located directly at the I-190 and I-290 interchange, providing immediate access to Kenmore Avenue, Military Road, and Sheridan Drive. This strategic positioning offers unrivaled regional connectivity, placing tenants a short drive from both the Canadian border and the Buffalo Niagara International Airport. The location also features direct NFTA bus access and puts your operations 10 minutes from downtown Buffalo.

Why 275 Cooper?

- **Seamless Connectivity:** Located at the I-190 and I-290 interchange with direct NFTA bus access and the Canadian border just 10 minutes away
- **Built for Transport:** Designed for smooth logistics, offering wide roadways, spacious trailer staging, ample parking, and 24/7 property management
- **Freight Operations:** Facilitates streamlined shipping and receiving through an expansive grade-level loading area



Scan or click for more details about this property!



Expansive Grade-Level Loading Area



Landscaped Campus



High-Capacity Storage



I-190 & I-290 Interchange