



Woodlands Corporate Center
3784 Commerce Court
North Tonawanda, New York

FOR LEASE

OFFICE/WAREHOUSE SPACE AVAILABLE

Building Features

Available Space	16,165 ± Sq. Ft. Suite 100 – 7,252 ± Sq. Ft. Suite 200 – 3,747 ± Sq. Ft. Suite 400 – 5,166 ± Sq. Ft.
Building Size	43,200 ± Sq. Ft.
Lot Size	2.2 ± Acres
Zoning	M1

Property Highlights

- Multiple office and warehouse suites available for lease
- Various configurations of office space
- Suites feature open floor plans with perimeter offices
- Located in a suburban office park setting with a mixture of local, regional and international companies
- Just off Niagara Falls Boulevard, minutes from Amherst
- Wide range of amenities nearby, including restaurants and shopping
- Good access to all of WNY and Southern Ontario
- Ideal for: regional sales office, medical, sales or professional office uses, national and regional companies with a WNY presence



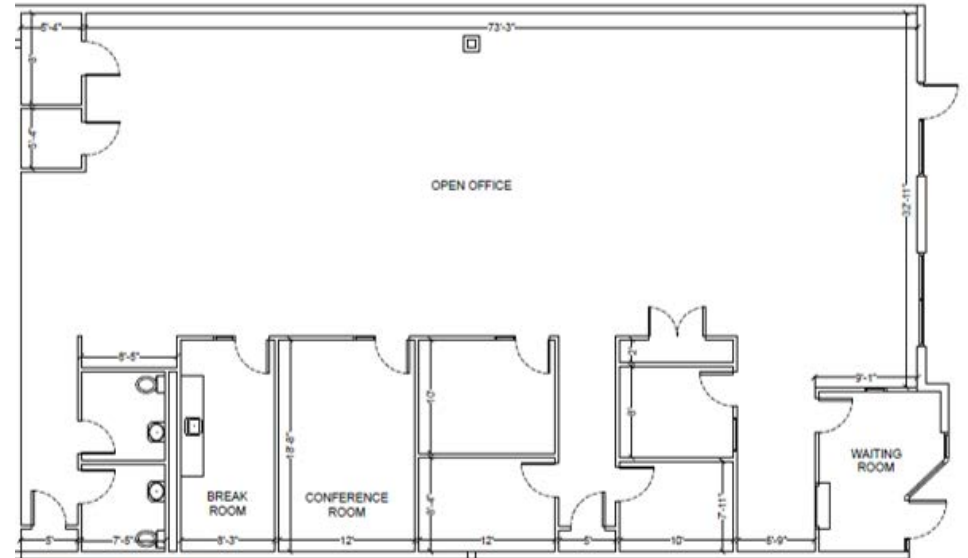
NIAGARA COUNTY FLEX SPACE AVAILABLE

Demographics	1 Mile	3 Miles	5 Miles
Population	7,565	46,439	113,844
Average HH Income	\$87,326	\$80,559	\$79,291

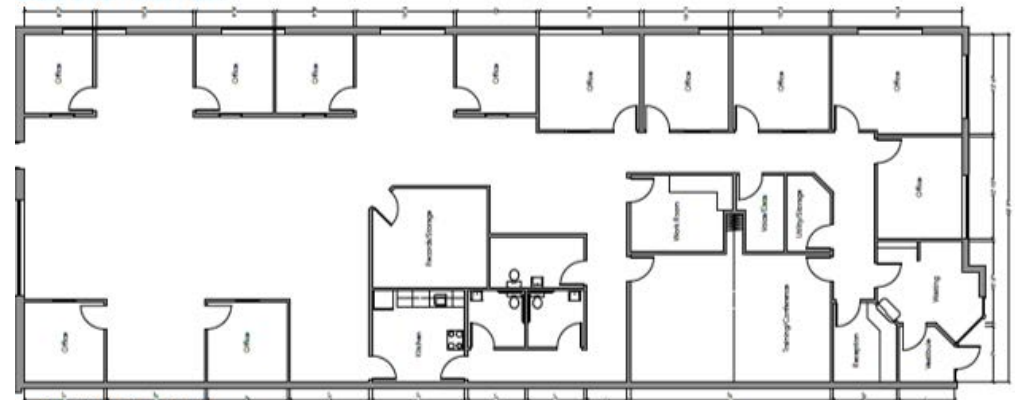
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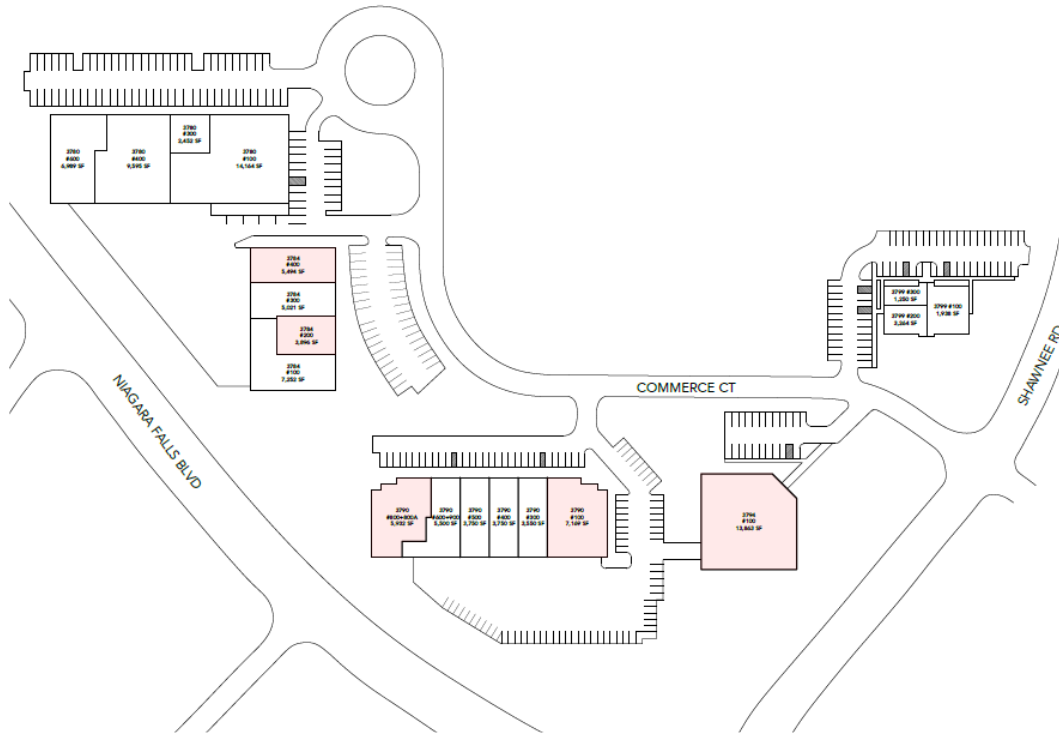


Suite 200 Floor Plan



Suite 400 Floor Plan

Location Map



Site Plan

Aerial