



FOR SALE: \$1,625,000

120 GALLERIA DRIVE CHEEKTOWAGA, NY

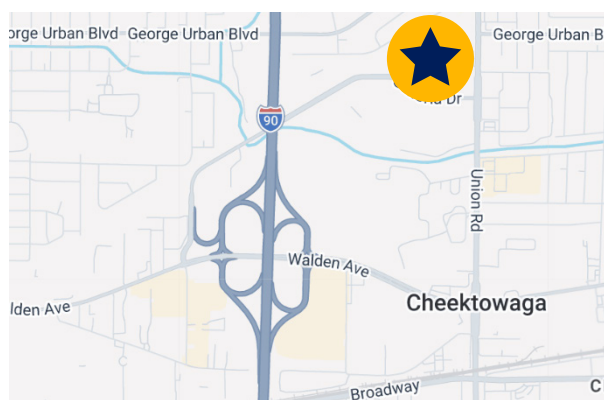
PROPERTY DETAILS

SIZE:	+/- 16,448 SF total +/- 3,448 SF office, including retail +/- 13,000 SF warehouse
ACREAGE:	1.60 Acres
YEAR BUILT:	1985
USE:	Warehousing, storage, general office
CLEAR HEIGHT:	24'
COLUMNS:	30' X 25'
DOCK HIGH DOORS:	2
GRADE LEVEL DOORS:	1
DRIVE INS:	1
POWER:	208Y/120V 3-phase, 4-wire 225 Amps
BUILDING FAR:	0.24
PARCEL:	102.02-1-9.12
CONSTRUCTION:	Masonry and Metal
ZONING:	C-Retail Business

CONTACT

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NOTES

- Located within immediate proximity to Walden Ave and the I-90 NYS Thruway
- Great access to Buffalo International Airport, NYS Thruway, Exit 52, and Walden Ave.
- T-5 lighting in the warehouse with auto sensors
- Approximately 38 dedicated car parking spaces

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