



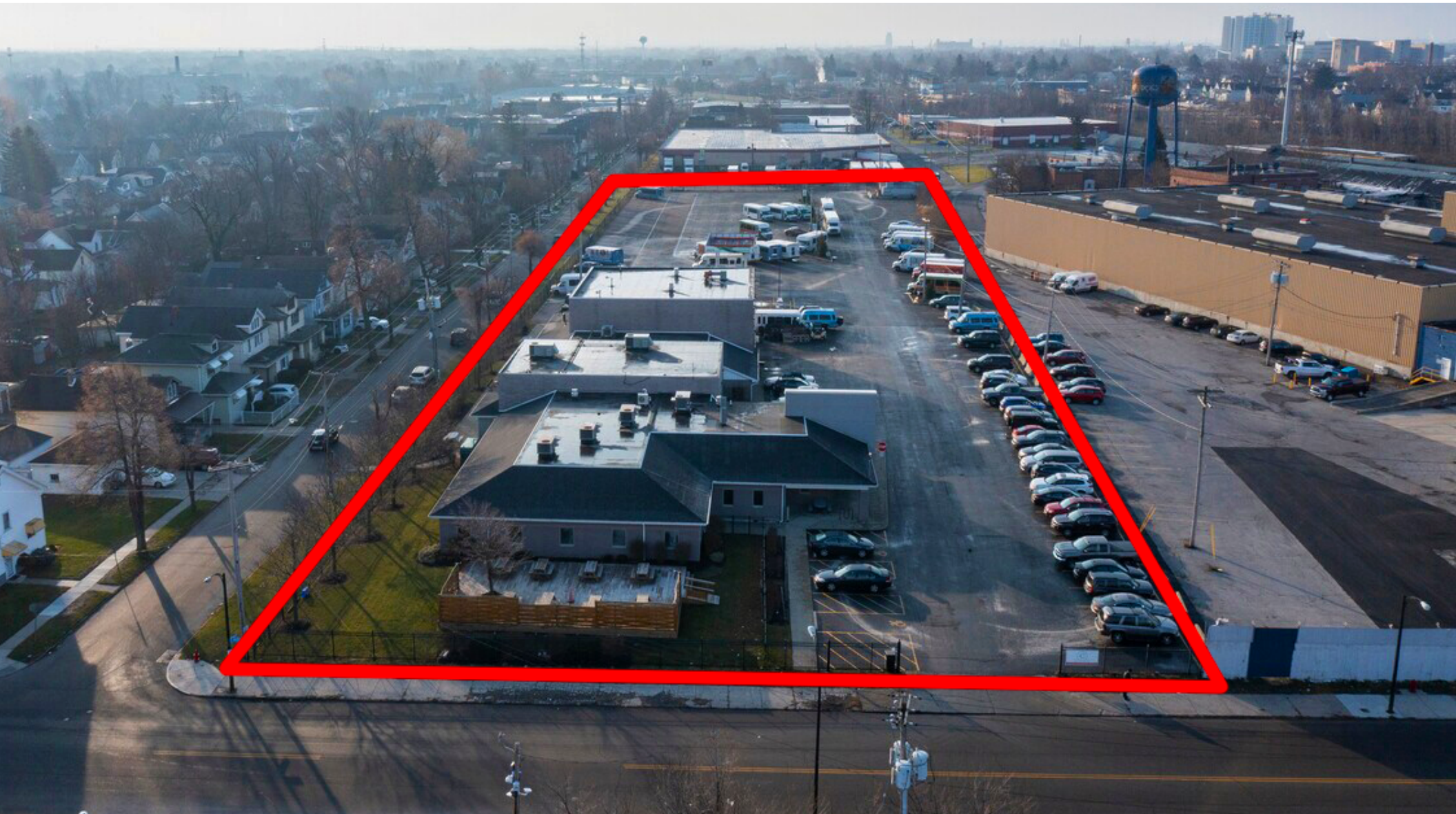
Available For Lease

**401 E Amherst St,
Buffalo, NY 14215**



PROPERTY SUMMARY & PARCEL OUTLINE

401 E Amherst St, Buffalo, NY 14215 offers 16,821 SF of industrial warehouse space on a 3.58-acre site. The facility features 3 (14' x 14') drive-in doors and an impressive 29' clear height, providing excellent flexibility for warehousing, service, or industrial operations. The property is equipped with 800 amps of 480V, 3-phase power and is zoned D-IL (Light Industrial). A unique feature of the site is its multiple fuel pumps and on-site gas station, making it especially well-suited for fleet, transportation, automotive, or equipment-based users.



PROPERTY DETAILS & SPECIFICATIONS

Address: 401 E Amherst St, Buffalo, NY 14215

Type: Industrial Warehouse

Total SF: 16,821 SF

Acreage: 3.58

Drive In Doors: 3 (14'x14')

Clear Height: 29'

Power: 3-phase 480V, 800 Amps

Zoning: D-IL (Light Industrial)

***Multiple fuel pumps / gas station onsite**







PRIME INDUSTRIAL LOCATION - BUFFALO, NY

401 E Amherst Street is strategically positioned within Buffalo's established industrial and distribution corridor, offering strong connectivity to Western New York's primary transportation infrastructure. The property benefits from convenient access to NY-33 (Kensington Expressway), I-90 (NYS Thruway), I-190, and I-290, enabling efficient regional distribution throughout the Buffalo-Niagara market and direct connectivity to Southern Ontario and the broader Northeast. Located minutes from Downtown Buffalo, Buffalo Niagara International Airport, and major rail and freight infrastructure, the site is well-suited for warehousing, light manufacturing, logistics, service operations, and last-mile distribution. Its proximity to established industrial users, dense population centers, and Canadian border crossings provides strong workforce accessibility and cross-border logistics advantages within one of Western New York's core industrial markets.

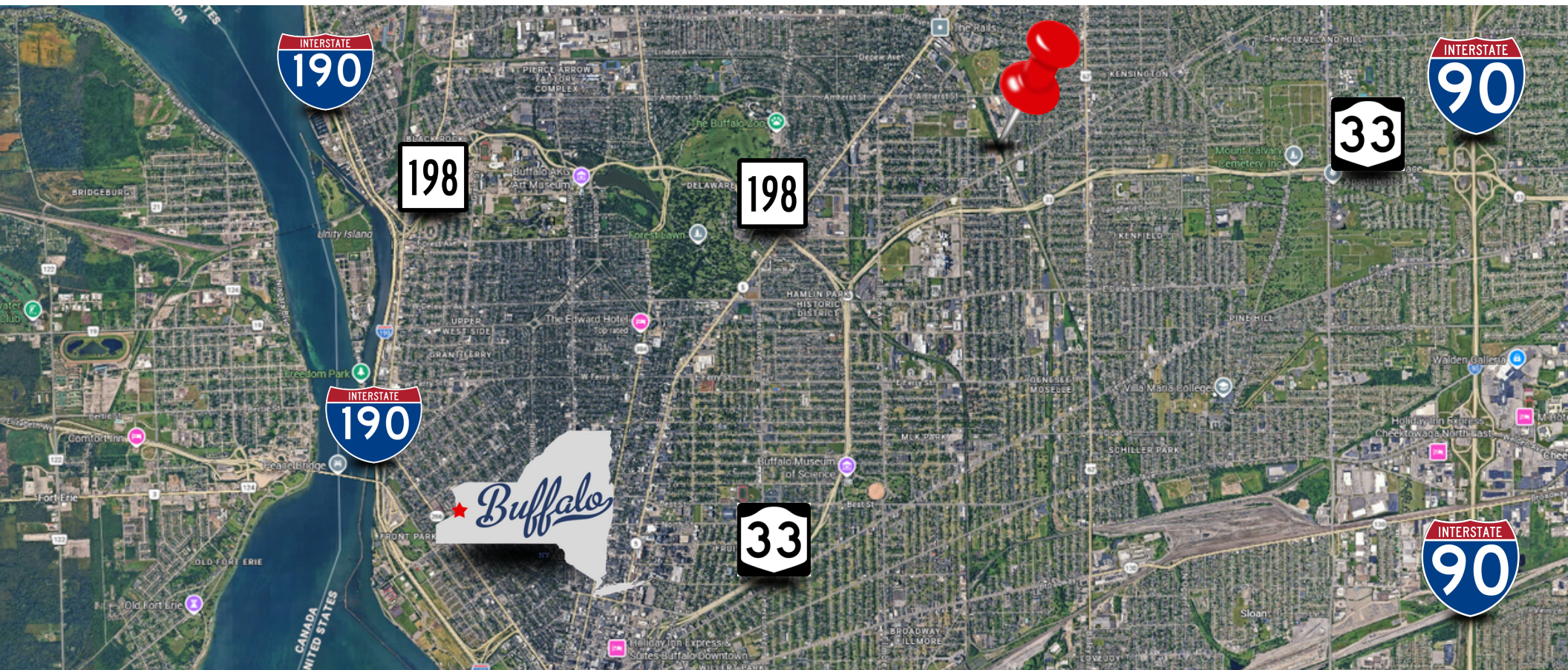
LOCATION KEY DISTANCES

NY-33: 1.5 miles

I-90: 4 miles

I-290: 5 miles

Downtown Buffalo: 5 miles





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Leasing Officer



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