

BUFFALO :: NEW YORK

HERTEL COMMERCE CENTER

699 - 749 Hertel Avenue | Buffalo, NY 14207

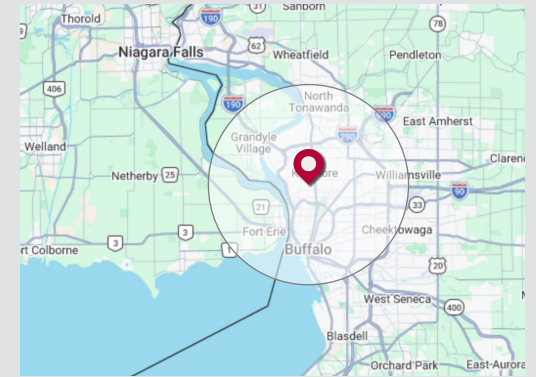
AVAILABLE FOR LEASE

OFFICE INDUSTRIAL CAMPUS

191,400 SF



LOCATION



Latitude: 42.946024 Longitude: -78.882495

DEMOGRAPHICS

POPULATION

472,613
7 MILES

DAYTIME POP

519,805
7 MILES

BUSINESSES

15,696
7 MILES

EMPLOYEES

263,130
7 MILES

AVERAGE HHI

\$81,333
7 MILES

HOUSEHOLDS

206,294
7 MILES

Buffalo MSA: 1.16M

BENDERSON
DEVELOPMENT

1033 | REV-06.22.26

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PROPERTY HIGHLIGHTS

- Ideal location with excellent visibility on Hertel Ave. and close proximity to I-90 and the 198 Expressway providing easy access to the southern tier and throughout Western New York
- Minutes to Downtown Buffalo, Buffalo Niagara International Airport and the Peace Bridge linking Western New York to Canada
- Public transportation, US Post Office, various retail and other amenities are all nearby
- Two buildings on site ideal for tech, medical and general office, distribution or light manufacturing
- Ample tenant and customer parking
- Modern, energy-efficient site lighting
- Attractive, contemporary building facades
- Block and steel construction
- Clear ceiling heights up to 20'
- Grade level and dock-high loading doors
- Will sub-divide to suit

BENDERSON
DEVELOPMENT

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