

FOR LEASE

## WHEATFIELD FLEX SPACE

### Building Features

Available Space	Suite 100 – 6,650 ± Sq. Ft.
Building Size	29,868 ± Sq. Ft.
Lot Size	2.2 ± Acres
Zoning	M1

### Property Highlights

- Wheatfield flex space available for lease
- Flex / warehouse space:  
Suite 100: 6,650 ± Sq. Ft.
- Two grade-level truck doors; one dock-level
- Ideally located in an office park setting
- Neighboring tenants include mixture of local, regional and international companies
- Ideal for: regional sales office, small warehouse user, national and regional companies with a WNY presence

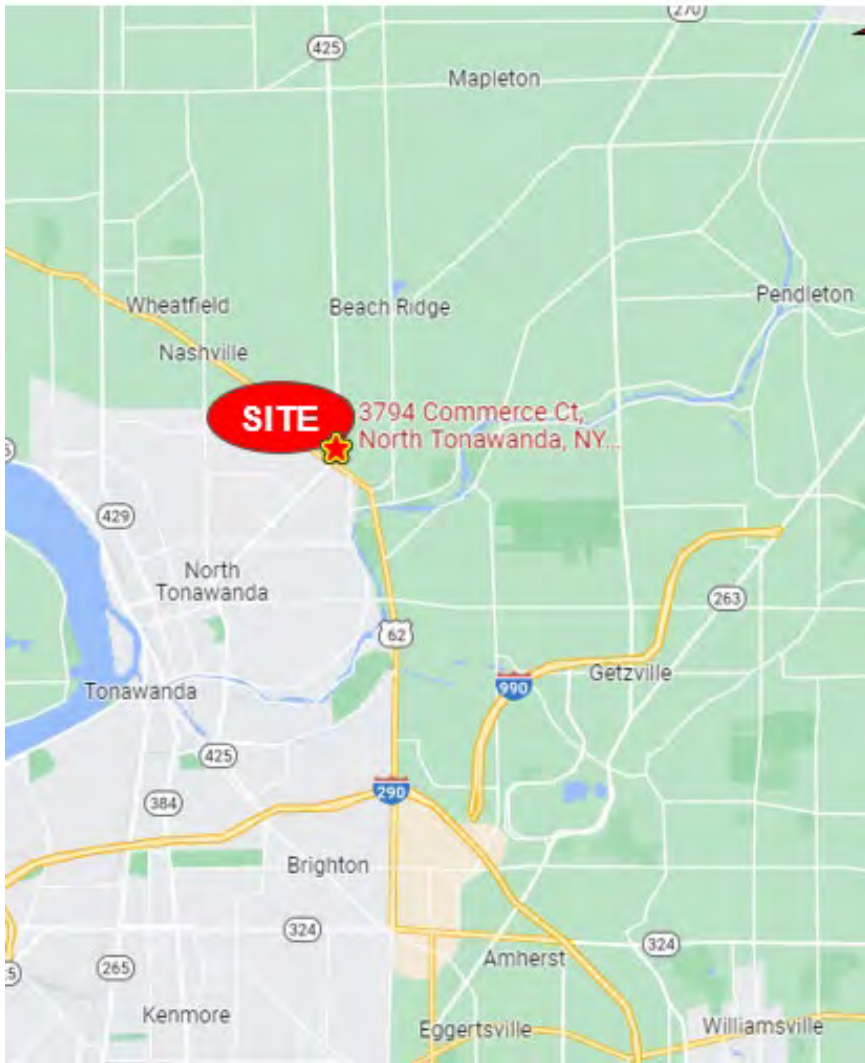


Demographics	1 Mile	3 Miles	5 Miles
Population	7,565	46,439	113,844
Average HH Income	\$87,326	\$80,559	\$79,291

### EXCLUSIVE CONTACT

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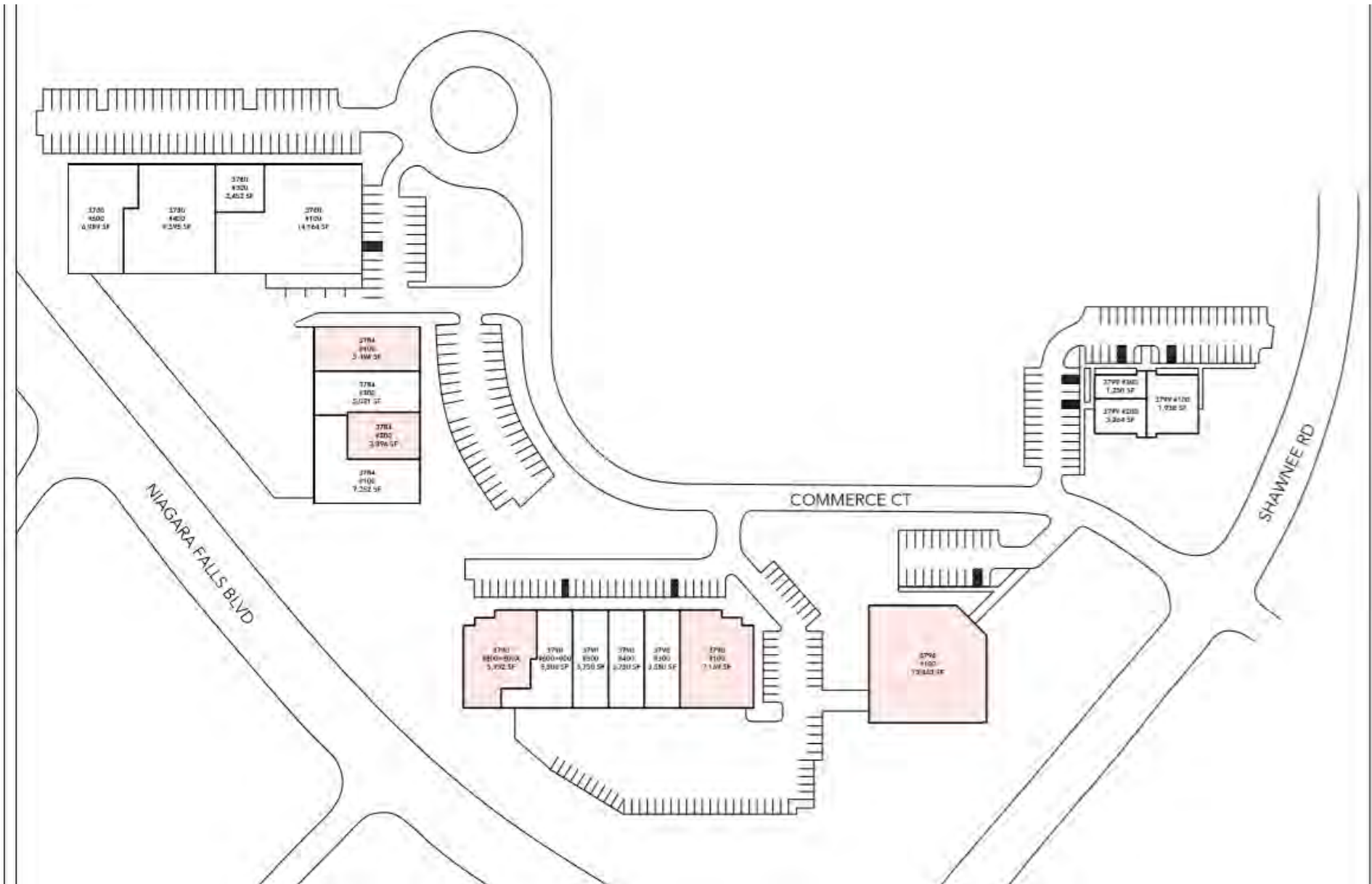
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Location Map



Aerial



**Site Plan**