



100,000-279,026 SF AVAILABLE

279,026 SF on 25.08 AC

231 Ship Canal Parkway
Buffalo, NY 14218

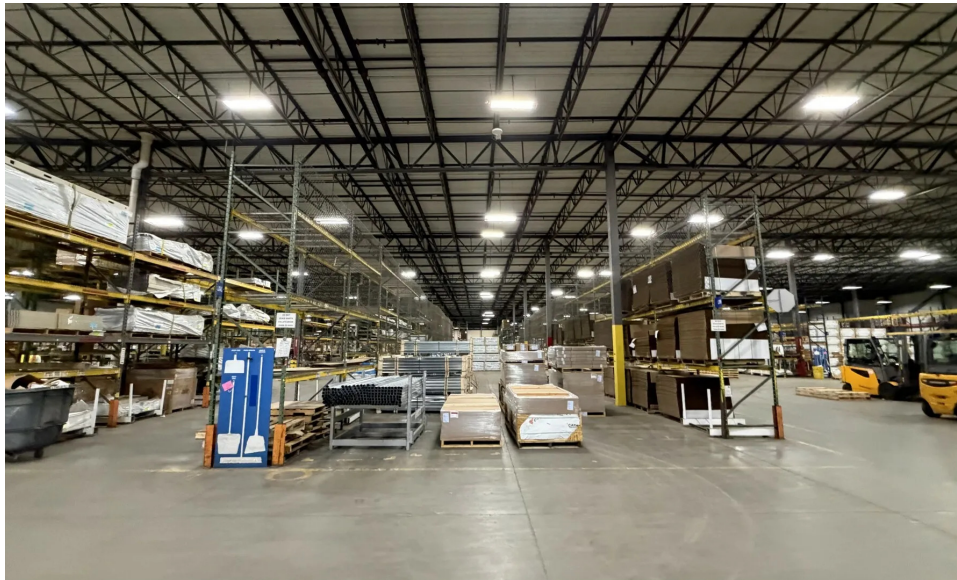
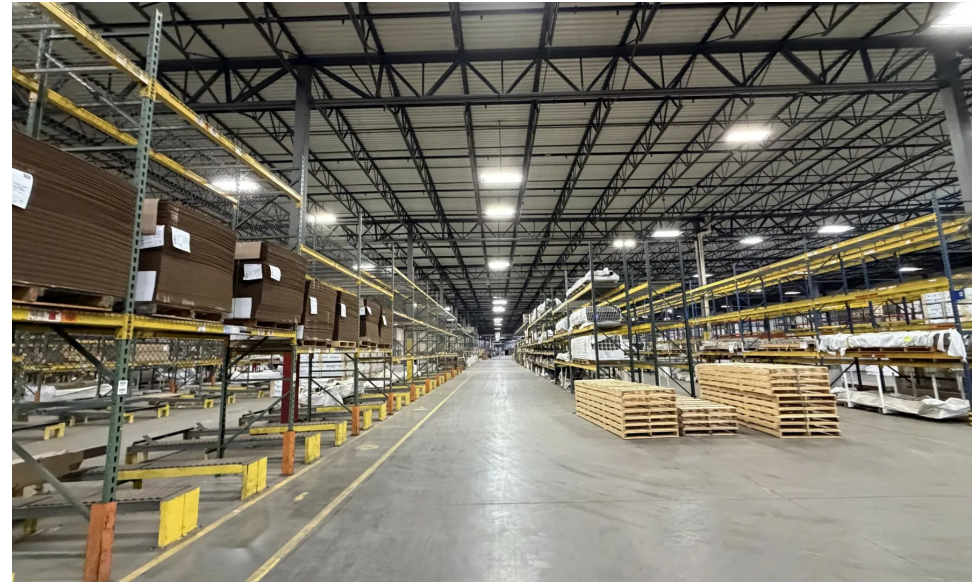
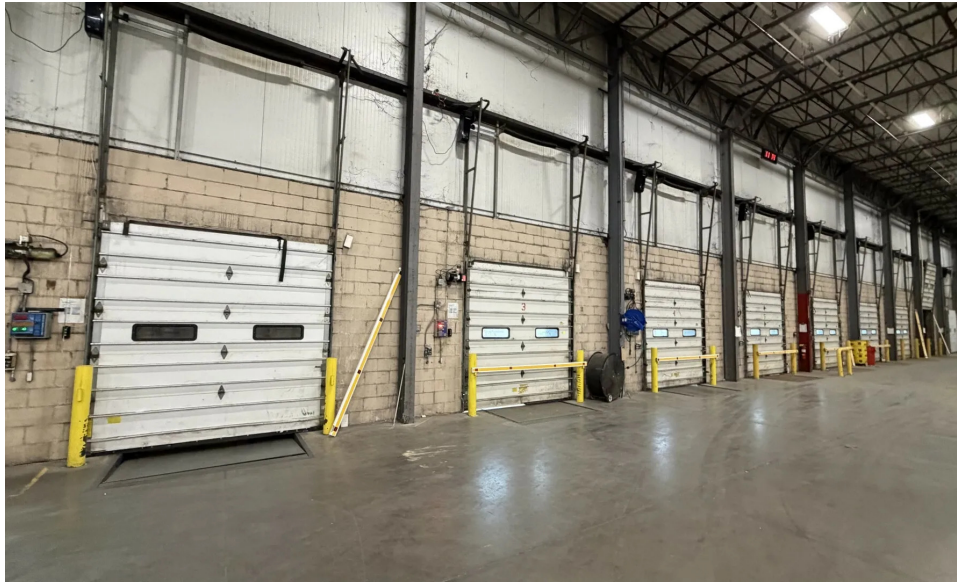


PROPERTY DETAILS

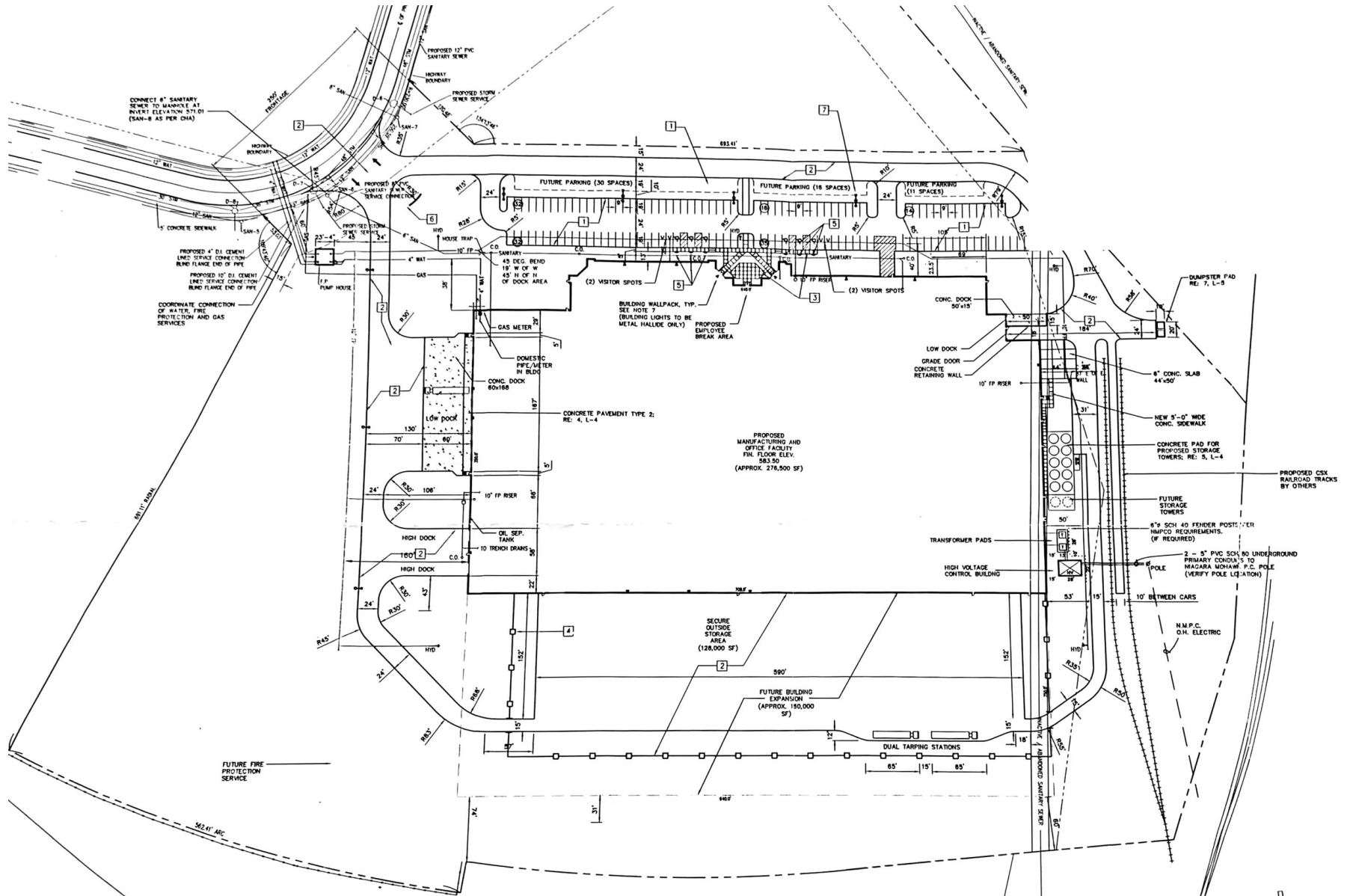
PROPERTY HIGHLIGHTS

- **Available:**
100,000-279,026 SF
25.08 Acres (Additional land available upon request)
- **Year Built:**
2004
- **Clear:**
25' Clear Height (Ability to upgrade to 40')
- **Column:**
40'x50' Column Spacing
- **Doors:**
11 Dock Doors
5 Drive-In Doors
- **Rail Accommodations:**
Active CSX Tier 1 Rail Spur
- **Lighting:**
LED
- **Floors:**
6" Concrete
- **Storage:**
Large Outdoor Storage Area
- **Power:**
4,000 Amps, 480Y/277V, 3-Phase (National Grid)
- **Water & Sewer:**
Public (City of Buffalo)
- **Gas:**
Natural
- **Fire Protection:**
ESFR
- **Heat:**
Overhead Cambridge Heating Units
- **Zoning:**
D-IL (Light Industrial), City of Buffalo
- **Security:**
Fully Fenced
- **Parking:**
132 Spaces
- **Location:**
231 Ship Canal Parkway is located in Buffalo, New York, within the city's industrial waterfront corridor along the Buffalo River near the Port of Buffalo, providing strategic access to Interstate 190, rail freight connections, and key commercial and manufacturing facilities throughout the Western New York region.

ADDITIONAL PHOTOS



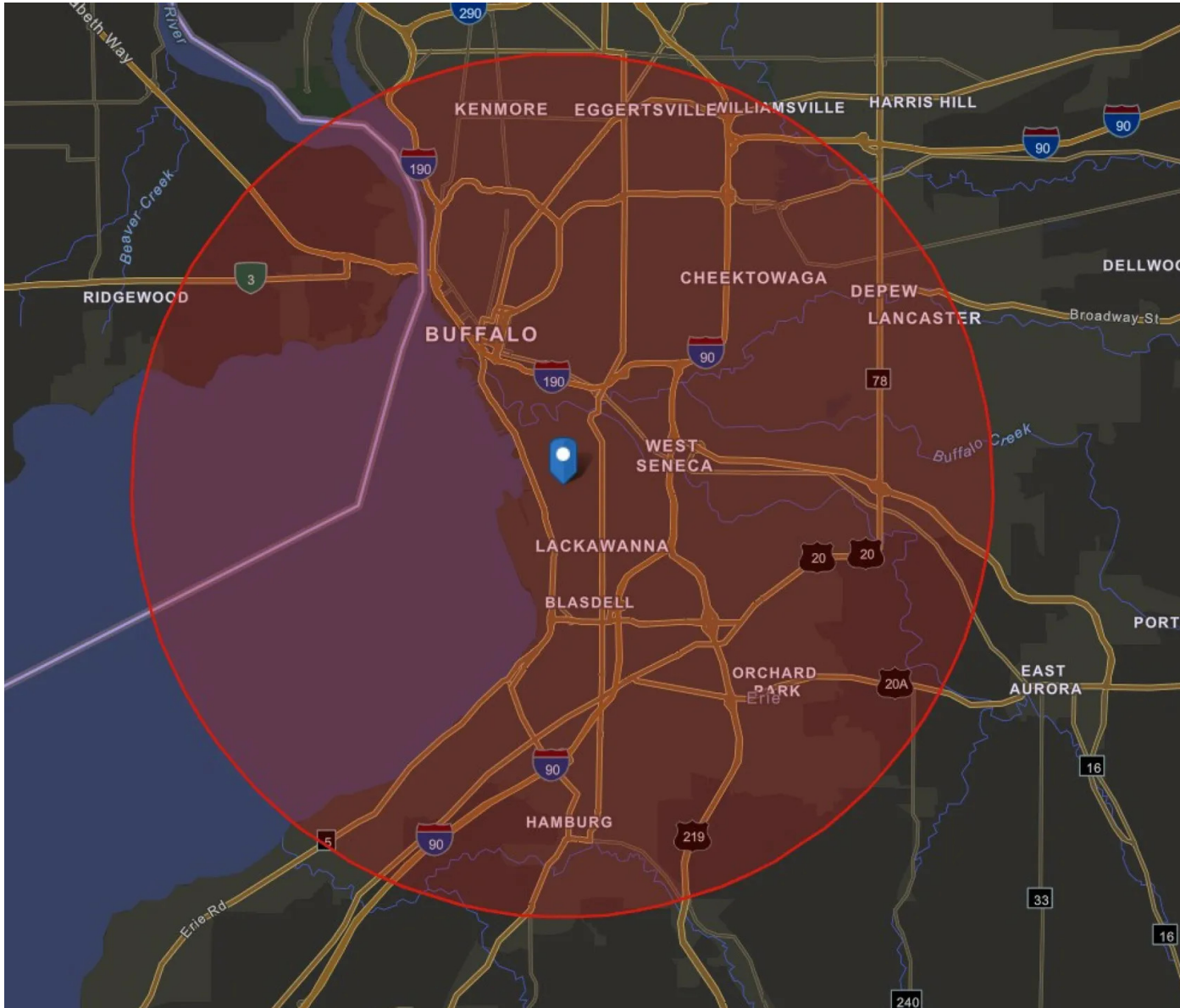
SITE PLAN



LOCATION MAP



DEMOGRAPHICS (10 MILE RADIUS)



TOTAL POPULATION
617,018

TOTAL BUSINESSES
19,374

TOTAL EMPLOYEES
297,923

TRANSPORTATION &
WAREHOUSE BUSINESSES
361

TRANSPORTATION &
WAREHOUSE WORKERS
6,621

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