



**FOR LEASE**

# CHEEKTOWAGA DISTRIBUTION SPACE AVAILABLE

## Property Highlights

- Cheektowaga Area High-Bay Distribution Space Now Available for Lease
- Located on Industrial Parkway, Just Off of Walden Avenue
- Centrally Located with Immediate Proximity to NYS Thruway I-90
- Situated on the Border of the USA and Canada Within a Day's Drive of 75% of the Population of North America
- Building Features Include:
  - 38,000sf Heated Warehouse Area
  - 28' Clear Ceiling Height; 29' Deck
  - 2,500sf Office Area with Three Private Offices, Conference Room, Open Bullpen Area, Breakroom, Restrooms
  - Wet Sprinklered
  - Nine (9) Dedicated Dock Doors
  - 3 Phase / 277/480 Volt / 1200 Amp Power
  - Up to Ten (10) Trailer Parking Spaces
- Ideal for: Distribution Companies, Logistics Companies, Packaging/Light Production, Warehousing

## Features

Building Size	40,000± Sq. Ft.
Lot Size	8.6± Acres
Zoning	M-1
Parking	Ample

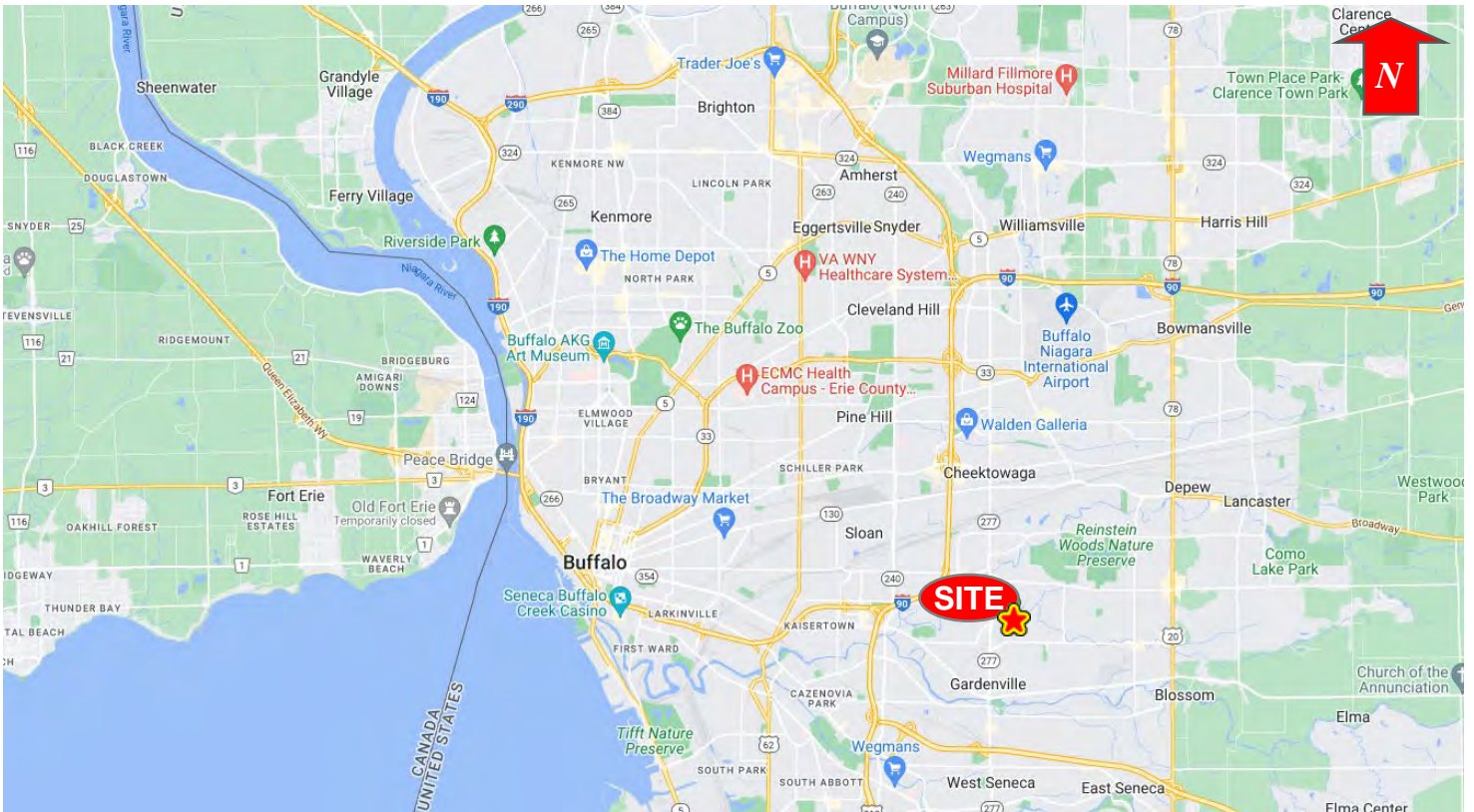
## EXCLUSIVE CONTACT

**John Ticco, III, SIOR**  
**Associate Real Estate Broker**  
 +1 716 863 5304  
 jtico@pyramidbrokerage.com

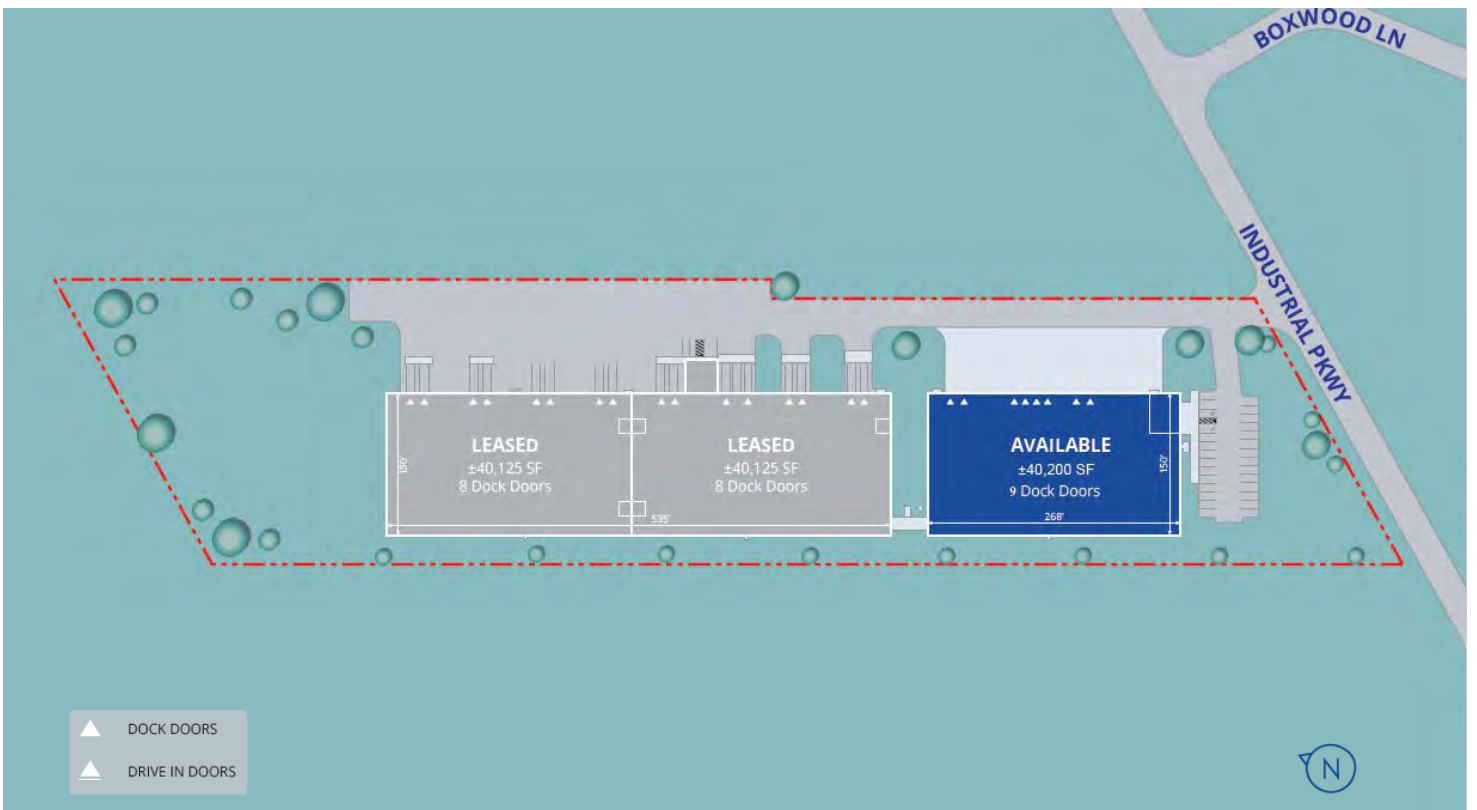


14 Lafayette Square, Suite 1900  
 Buffalo, New York 14203  
 +1 716 852 7500  
**pyramidbrokerage.com**

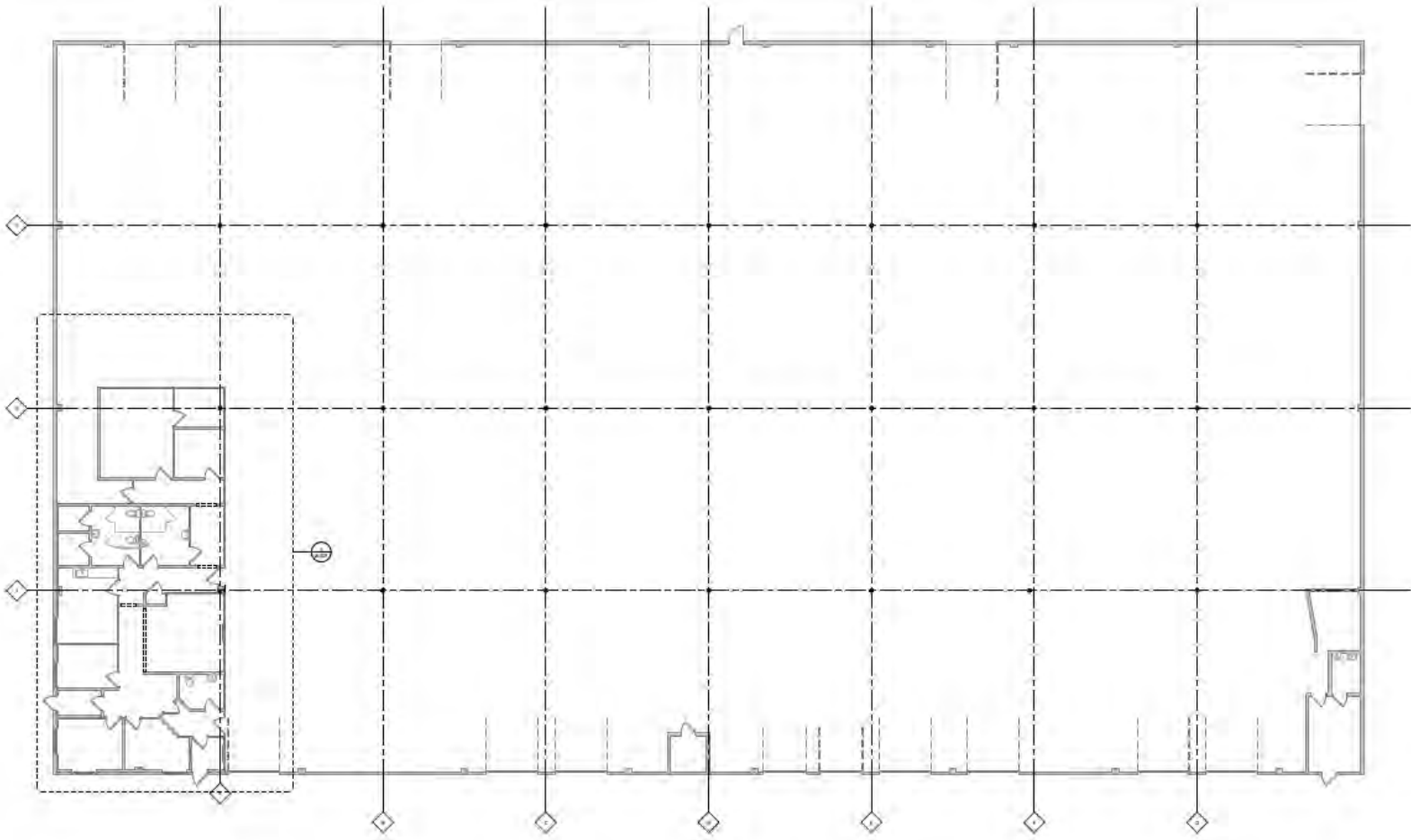
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
 Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



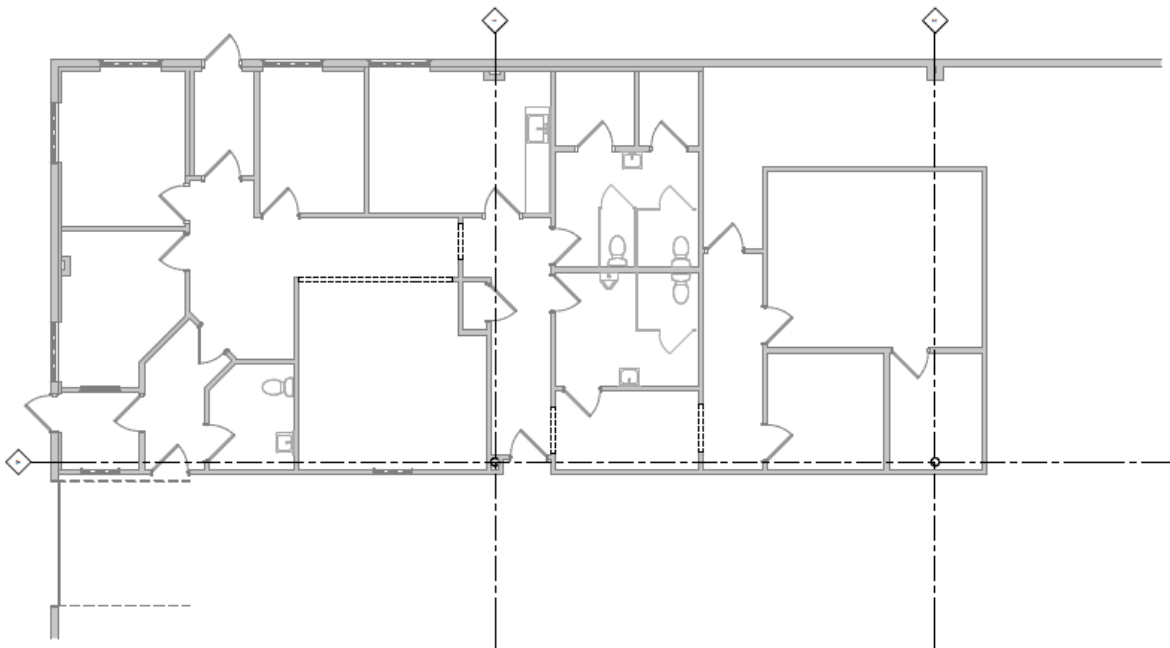
Location Map



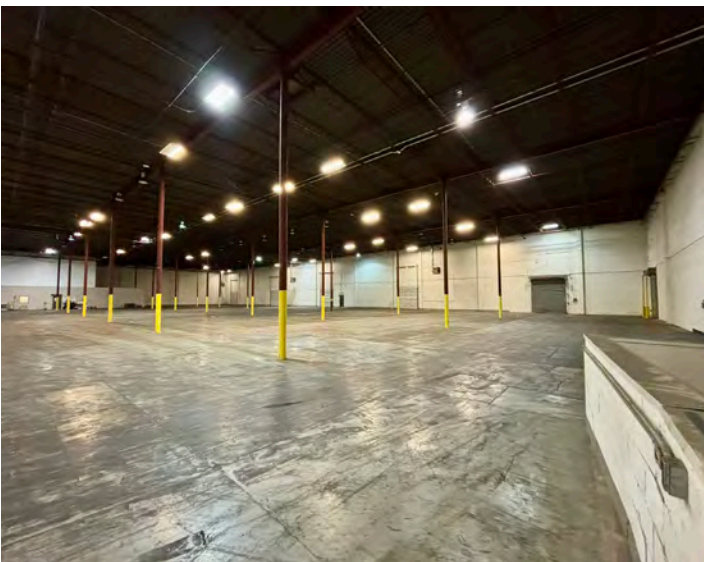
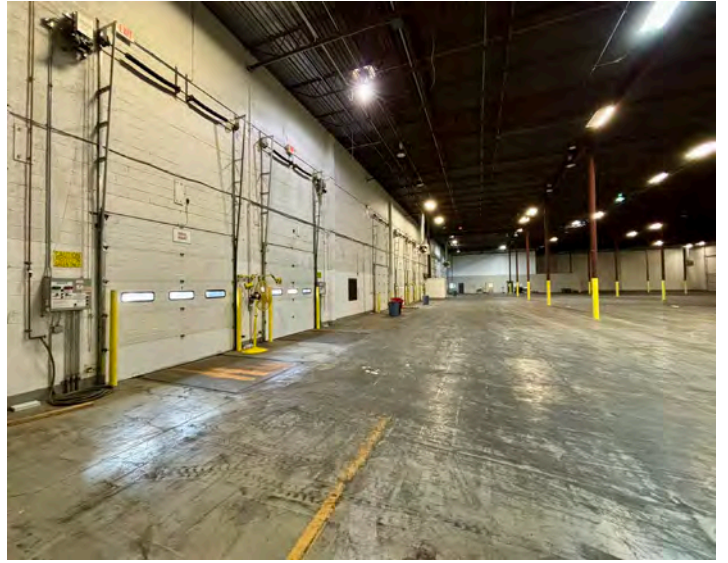
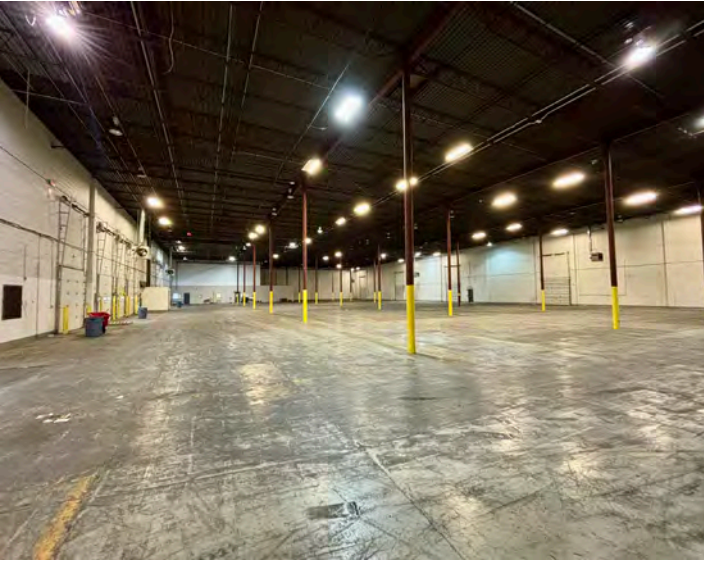
Site Plan



Floor Plan



Enlarged Office Area



### Property Photos

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.