


FOR LEASE

53,570 $\pm$ SF WAREHOUSE/FLEX SPACE ON 3.08 ACRES

Property Highlights

- 16' clear ceiling height
- 4 dock-level doors
- 2 grade-level doors
- 3 phase/300-amp power
- Located in Audubon Industrial Park
- Proximity to both Erie and Niagara County population and workforce
- Ideal for light manufacturing/production, distribution warehouse, or any flex industrial use
- Lease expires April 30. 2028

Building Features

Building Size	53,570 $\pm$ Sq. Ft.
Lot Size	3.08 $\pm$ Acres

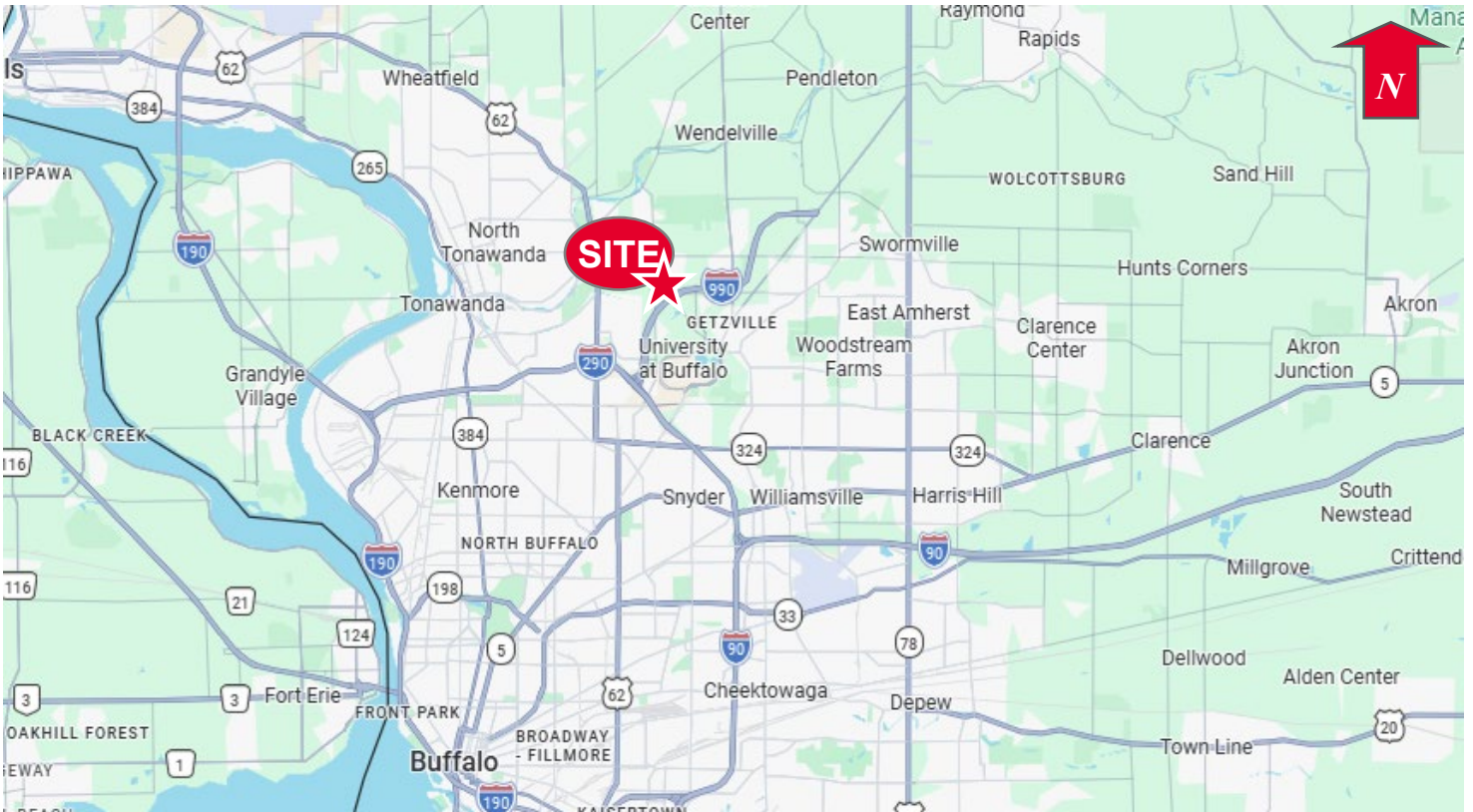
Demographic	1 Mile	3 Miles	5 Miles
Workforce	4,702	33,716	108,178
Average H.H.	\$101,963	\$100,327	\$112,144

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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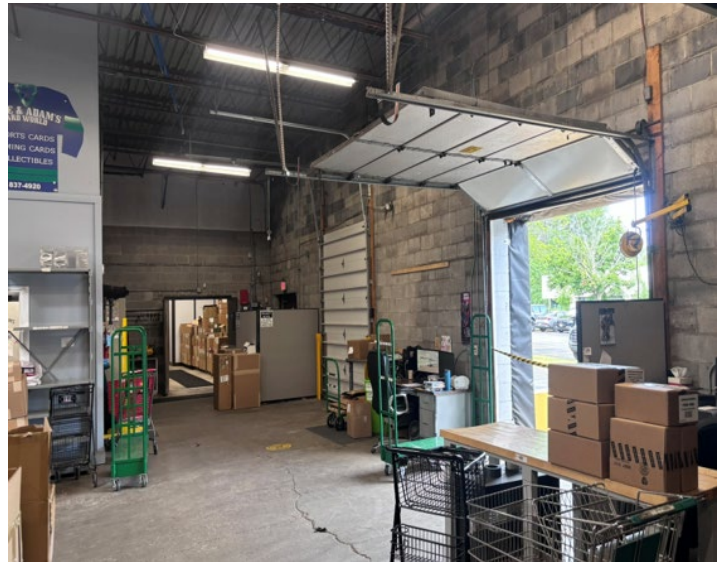
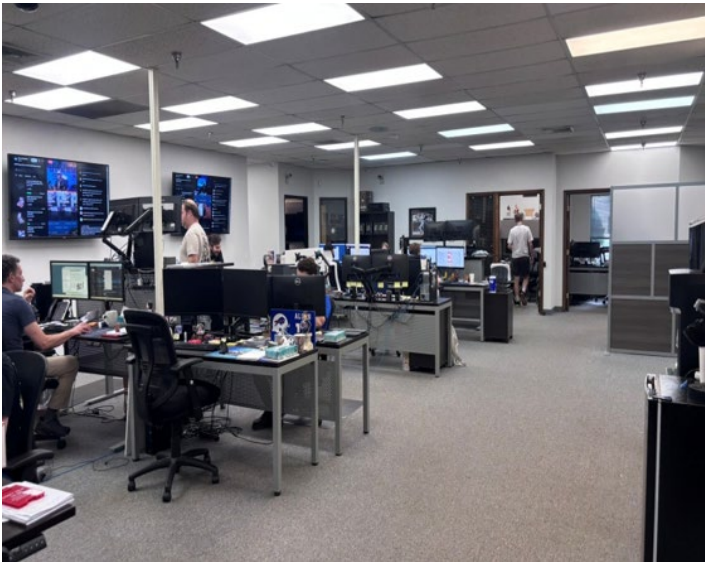
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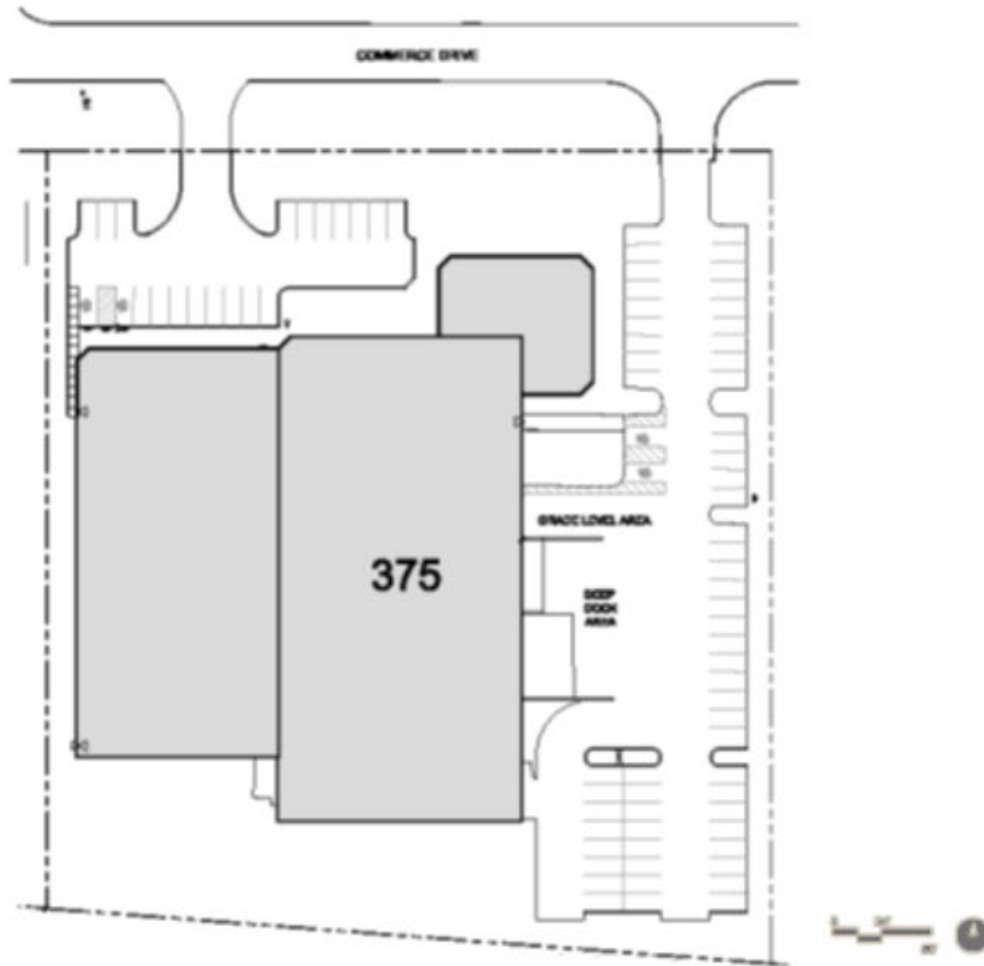


Location Map



Aerial







CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

375 Commerce Drive
Amherst, New York

