



Available For Lease

**85 Innsbruck Dr
Cheektowaga, NY, 14227**



PROPERTY SUMMARY & PARCEL OUTLINE

85 Innsbruck Drive in Cheektowaga, NY offers 104,000 SF of industrial warehouse space for lease on a 11.37-acre site. The facility is well-equipped for warehousing, distribution, manufacturing, or logistics operations, featuring six dock-high doors and three drive-in doors to support efficient shipping and receiving. Located within one of Western New York's premier industrial corridors, the property provides immediate access to I-90 (NYS Thruway), I-290, Route 33, and Buffalo Niagara International Airport, offering outstanding regional connectivity. With its functional loading infrastructure and highly accessible location, 85 Innsbruck Drive is an excellent opportunity for businesses seeking flexible industrial space in the Buffalo market.



PROPERTY DETAILS & SPECIFICATIONS

Address: 85 Innsbruck Dr, Cheektowaga, NY, 14227

Type: Industrial Warehouse

Total SF: 104,000

Acreage: 11.37

Dock Doors: 6

Drive In Doors: 3

Year Built: 1991



PRIME INDUSTRIAL LOCATION - (CHEEKTOWAGA, NY)

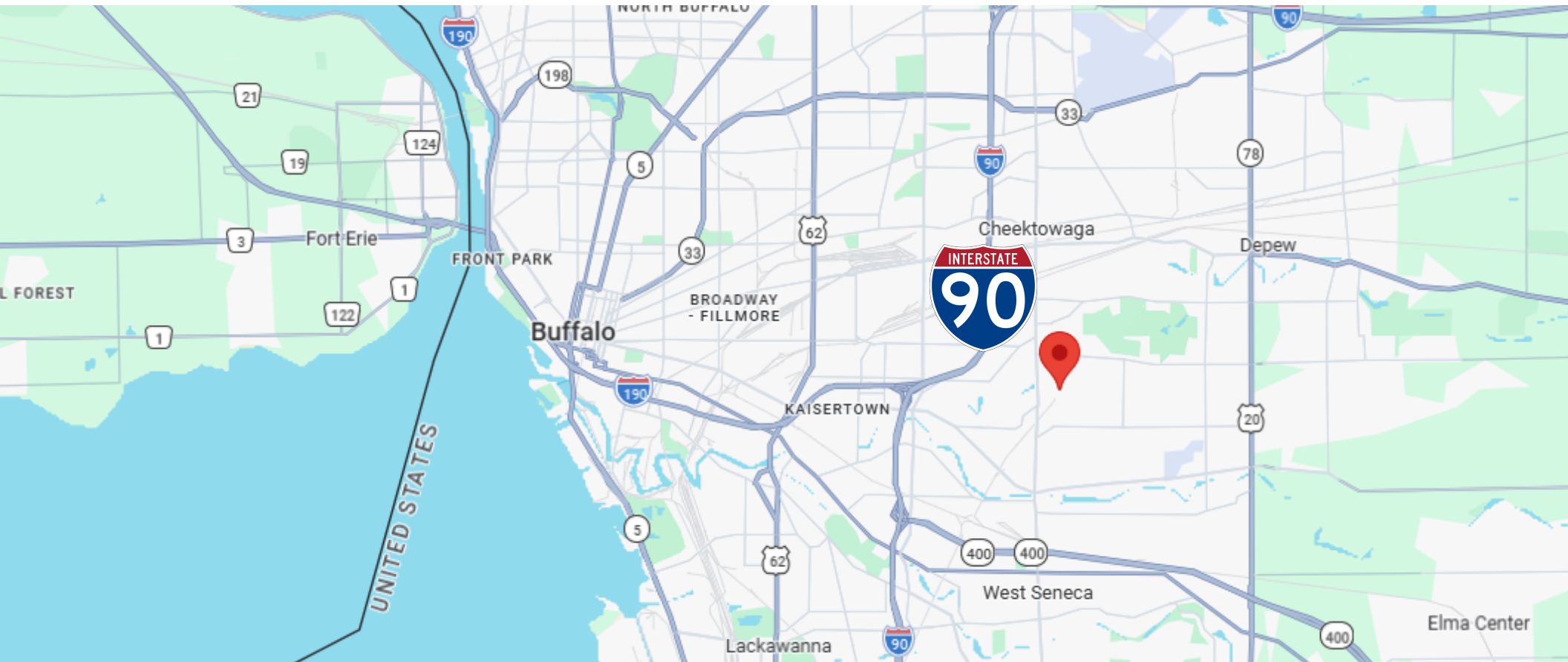
Cheektowaga is one of Western New York's most established industrial and commercial markets, strategically located just east of Buffalo. The town offers exceptional access to I-90 (NYS Thruway), I-290, Route 33, and Buffalo Niagara International Airport, making it a prime location for manufacturing, warehousing, logistics, and distribution operations. Businesses benefit from a strong regional workforce, proximity to the U.S.-Canada border, and access to major transportation networks serving the Northeast and Midwest. With its mature industrial infrastructure, diverse business base, and excellent connectivity, Cheektowaga continues to be a highly desirable location for commercial and industrial real estate.

LOCATION KEY DISTANCES

Downtown Buffalo - 9 Miles

I-90 - 1.8 Miles

I-290 - 6.7 Miles





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