



Premier Industrial Space at the I-190 and I-290 Interchange

171 Cooper Avenue is a 29,700-square-foot industrial facility tailored for modern warehouse, manufacturing, and distribution operations. Situated within Interstate Commerce Centre, a premier 30-acre flex and light industrial campus on the Tonawanda and Buffalo border, the property is optimized for high-capacity logistics. The expansive campus design provides wide roadways, spacious trailer staging, and ample parking to easily accommodate commercial traffic. The building itself supports seamless freight operations with a versatile mix of deep docks and grade-level areas, backed by Uniland's 24/7 property management.

The complex's highly visible, landscaped site is located directly at the I-190 and I-290 interchange, providing immediate access to Kenmore Avenue, Military Road, and Sheridan Drive. This strategic positioning offers unrivaled regional connectivity, placing tenants a short drive from both the Canadian border and the Buffalo Niagara International Airport. The location also features direct NFTA bus access and puts your operations 10 minutes from downtown Buffalo.

Why 171 Cooper?

- **Seamless Connectivity:** Located at the I-190 and I-290 interchange with direct NFTA bus access and the Canadian border just 10 minutes away
- **Built for Transport:** Designed for smooth logistics, offering wide roadways, spacious trailer staging, ample parking, and 24/7 property management
- **Freight Operations:** Facilitates streamlined shipping and receiving through a versatile mix of deep dock and grade-level doors



Scan or click for more details about this property!



Deep Dock & Grade-Level Areas



Landscaped Campus



Versatile Loading Access



I-190 & I-290 Interchange