



Available For Lease

**745 Walden Ave,
Buffalo, NY 14211**

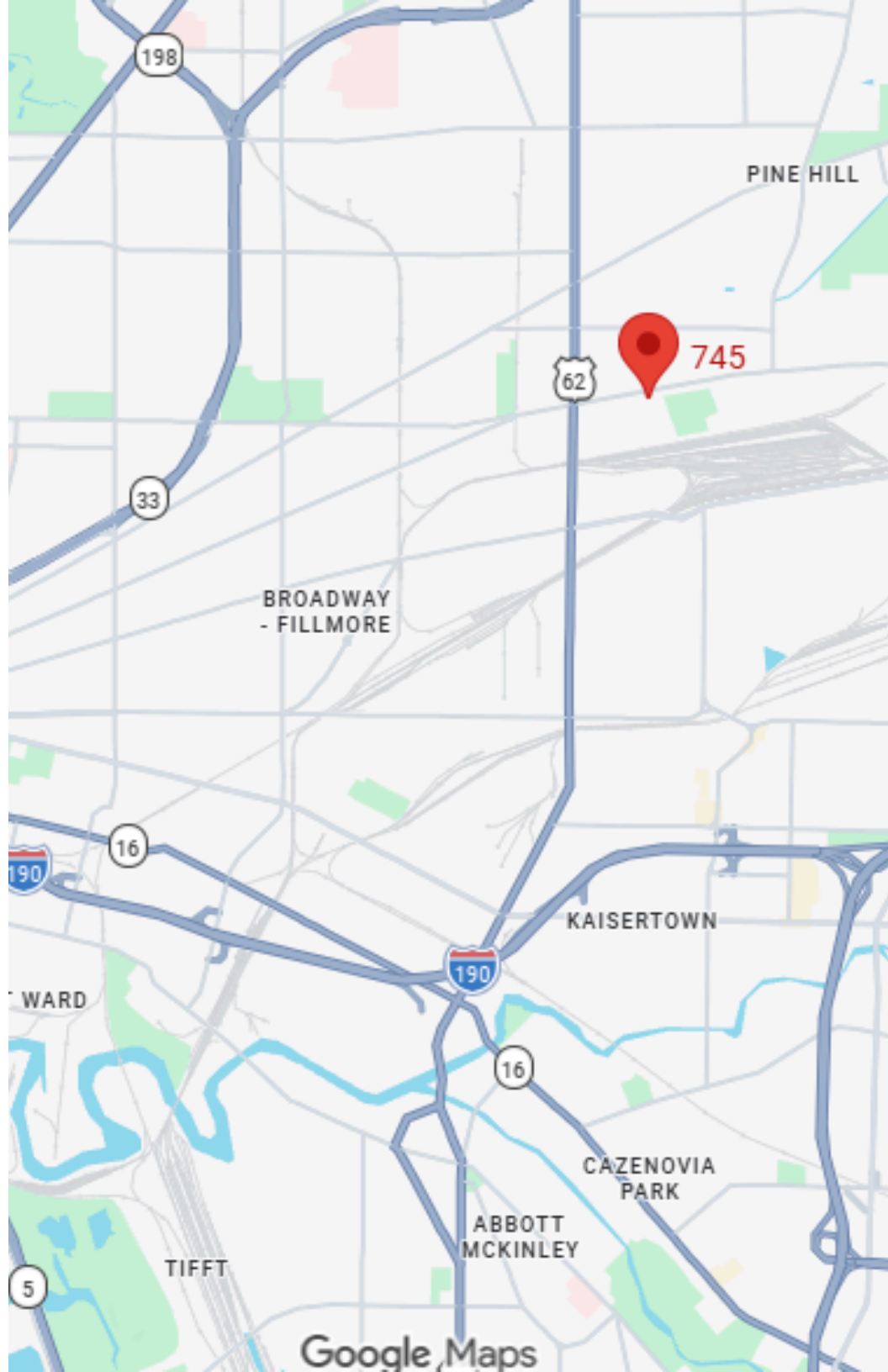


Property Summary

Located along Walden Avenue in Buffalo, NY, with convenient access to major routes including the Kensington Expressway (NY-33), I-190, and proximity to downtown Buffalo and the Buffalo Niagara International Airport, 245 Walden Ave offers 13,200 SF of industrial space with 15' clear height on the 1st floor and +/- 6,000 SF of office space on the second story. Built in 1960 with durable masonry construction, the property is zoned Light Industrial. This well-established building is ideal for warehousing, light manufacturing, distribution, or related industrial operations.

PROPERTY SUMMARY

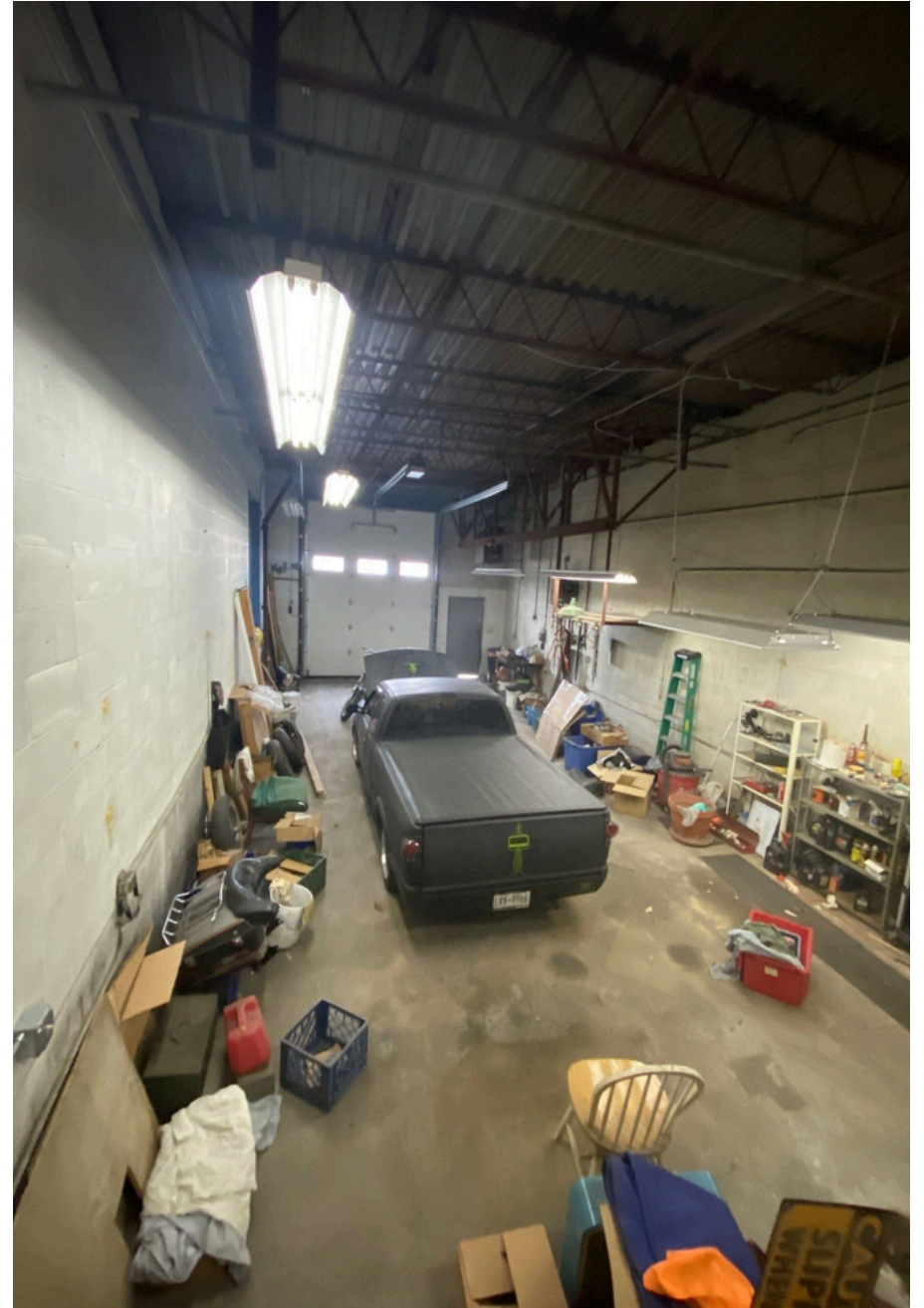
Address	745 Walden Ave, Buffalo, NY 14211
Type	For Lease
Total SF	13,200
Acreage	1.08
Year Built/Renovated	1960
Dock Doors	2
Drive-ins	1
Clear Height	15'
Zoning	Industrial



Property Photos



Property Photos





Silas Hathaway



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