

3205 BROADWAY
CHEEKTOWAGA, NY

5,000 SF -
29,000 SF
AVAILABLE

LEASING



New to Market Warehouse Space Available for Lease

Flex/Warehouse Development Site

Development of a new 29,000 SF warehouse building is planned for this 3 acre site on Broadway, near Walden Avenue. New warehouse space is in high demand in the Buffalo market. Now is the time for wholesalers, distributors, warehouse operators and light manufacturers to make a move! Lease brand new, highly functional, energy efficient warehouse space in a prime location with convenient access to the NY State Thruway. Excellent visibility, ample onsite parking, high ceilings for maximum use of space and essential tractor trailer turnaround zones makes this new building "best in class" warehouse space!

Property Highlights:

- 5,000 to 29,000 square feet available
- Build to suit
- 20 foot clear ceiling height
- 40 x 50 foot bay spacing
- 480/3 phase power
- Grade level and deep dock doors
- Highly visible location with light industrial zoning (M1)
- Located between I-90 interchanges at Walden & William
- Ample on-site parking with truck turn around radius



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Harbinger Square, 5166 Main Street, Williamsville, NY 14221