

500 CREEKSIDE DRIVE
AMHERST, NY

**NEW TO
MARKET**

LEASING



An Outstanding Flex / Industrial Location

IMMEDIATE AVAILABILITY!

First time on the market. Well-designed and engineered former headquarters building for food related production in desirable location within Audubon Industrial Park in the Town of Amherst. Move-in condition.

Property Highlights:

- 30,000 +/- SF Food-Grade Quality, Light Industrial Building
- High Bay space amenities:
 - Fully Air-Conditioned and Heated High Bay Space
 - 26' Clear Ceilings
 - Sanitary, Water, Compressed Air and Electric Connections are Available at Each Warehouse Column and Column Line (Air Compressor Not Included)
 - 2,400 +/- SF Mezzanine
 - 2 Loading Docks with Concrete Apron
 - 1 Grade Level Overhead Door
 - 800 amp 480 Volt Three Phase Power Service Expandable to 1,600 Amps
 - 1,000 GPM Grease Interceptor
 - Additional Land for 45,000 SF Building Expansion
- 6,500 +/- SF Finished Office Area
 - Large Employee Breakroom
 - Locker Room with Shower
- 50 Space Parking Lot



716.633.2096 | leasing@iskalo.com | iskalo.com

Harbinger Square, 5166 Main Street, Williamsville, NY 14221