

2575 Broadway Street
CHEEKTOWAGA, NY

NEW TO MARKET
24,400 SF
AVAILABLE

LEASING



Flex Industrial with Office Space

24,400 SF flex industrial building is centrally located in the heart of Western New York's industrial corridor, minutes to the I-90 and close proximity to U.S./Canadian border. This facility is in excellent condition with ample space for parking and truck turnaround. This prime location is ideal for distribution, warehouse or manufacturing.

Property Highlights:

- 24,400 SF flex industrial space in excellent condition
- 9,500 SF Office / 14,900 SF Warehouse space
- 20' Clear height
- Ample parking and space for truck turnaround
- Five (5) 8'x8' dock height doors: two (2) with power dock levelers
- Three (3) overhead doors: two (2) 10'x10', and one (1) 12'x14'
- Building can be subdivided.



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Harbinger Square, 5166 Main Street, Williamsville, NY 14221