

500 CREEKSIDE DRIVE  
AMHERST, NY

IMMEDIATE  
AVAILABILITY!

# LEASING



## An Outstanding Light Industrial Property

### 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.

Harbinger Square, 5166 Main Street, Williamsville, NY 14221 | 716.633.2096 | [iskalo.com](http://iskalo.com)



# 500 CREEKSIDE DRIVE

## AMHERST, NY

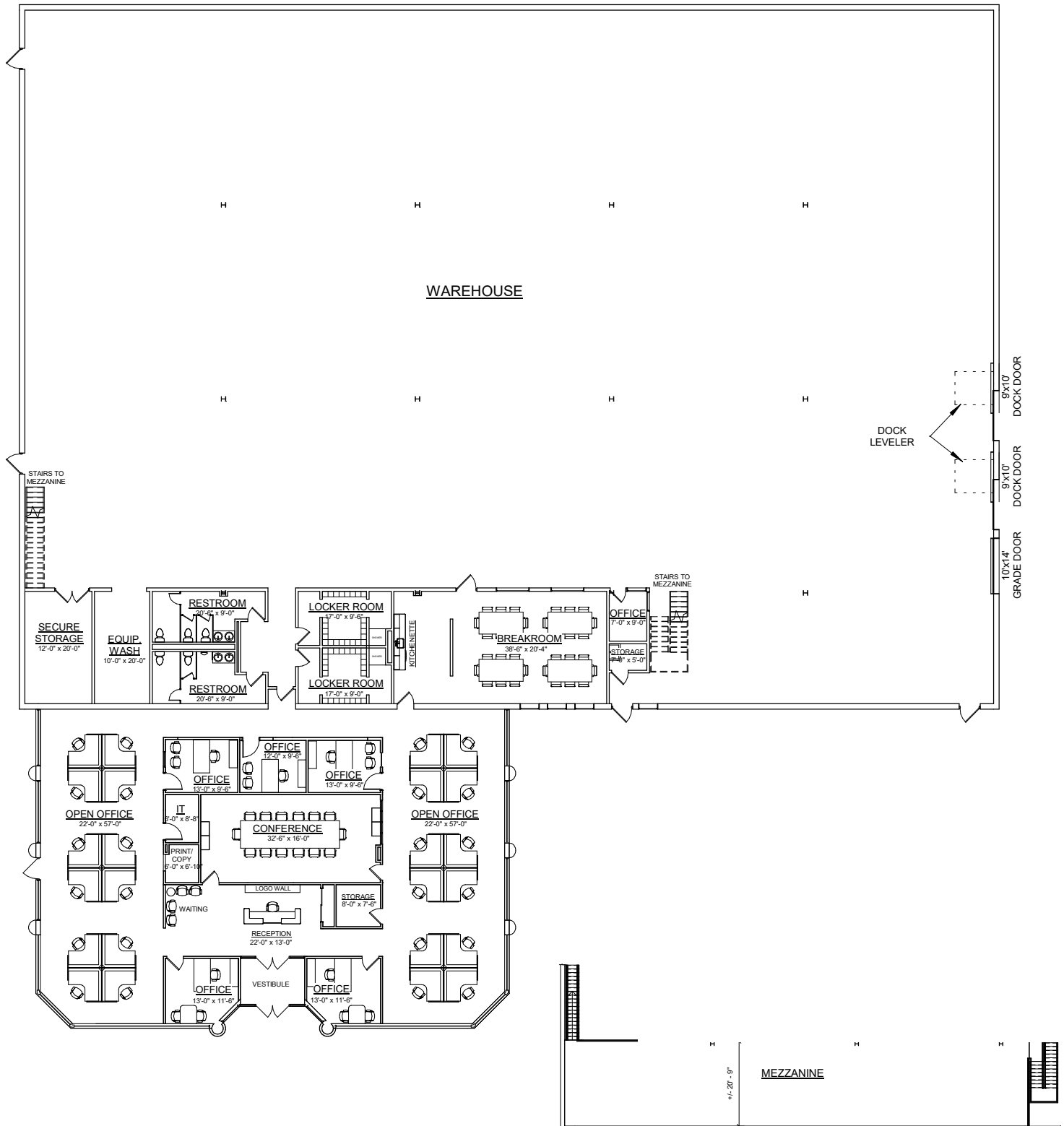


## EXISTING FACILITY HIGHLIGHTS

- Type: Flex/Industrial
- Size: 30,000 +/- SF
- Building Type: Food-Grade Quality, Light Industrial
- High Bay Space:
  - Fully Air-Conditioned and Heated
  - 26' Clear Ceilings
  - Sanitary, Water, Compressed Air, and Electric Connections at Each Warehouse Column and Column Line
  - Mezzanine: 2,400 +/- SF
  - Grease Interceptor: 1,000 GPM
- HVAC: 50 tons of air conditioning for controlled production environment
- Loading Docks: 2 with Concrete Apron
- Overhead Door: 1 Grade Level
- Power Service: 800 amp 480 Volt Three Phase (Expandable to 1,600 Amps)
- Office Area: 6,500 +/- SF Finished, including Large Employee Breakroom and Locker Rooms with Shower
- Additional Land: Available for 45,000 SF Building Expansion
- Existing Parking: 50 Space Lot



Approximately 30,055 Leasable SF



# SITE PLAN

500 CREEKSIDE DRIVE | AMHERST, NY



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Contact: Margaret Tuerk, *Director of Leasing* | [mtuerk@iskalo.com](mailto:mtuerk@iskalo.com)  
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