

500 CREEKSIDE DRIVE
AMHERST, NY

30,000 SF
IMMEDIATE
AVAILABILITY!

LEASING



30,000 SF Flex/Industrial Facility in Audubon Industrial Park

IMMEDIATE AVAILABILITY!

Stand-alone flex/industrial facility at 500 Creekside Drive. This move-in-ready property features a high-bay, climate-controlled environment and significant infrastructure upgrades in a prime industrial park location.

Harbinger Square, 5166 Main Street, Williamsville, NY 14221 | 716.633.2096 | iskalo.com





PROPERTY HIGHLIGHTS

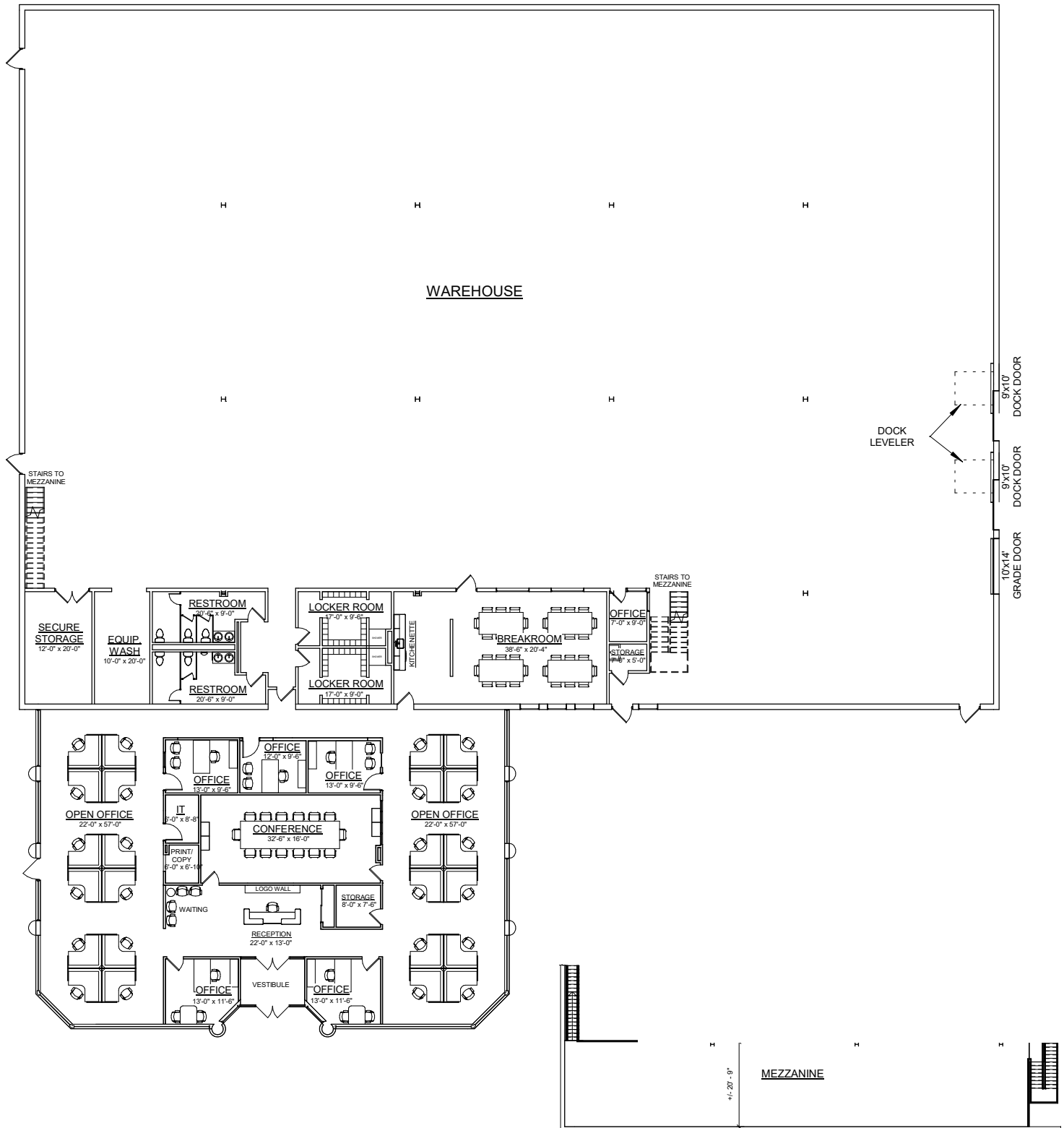
- **Building Size:** 30,000 +/- SF (6,500 SF finished office)
- **High Bay:** 26' clear height, 35' column spacing
- **Controlled Environment:** Fully A/C and heated with 50 tons of dedicated HVAC
- **Infrastructure:** Sanitary, water, compressed air, and electric at each column line
- **Special Features:** 2,400 +/- SF mezzanine, 1,000 GPM grease interceptor
- **Loading:** 2 loading docks with concrete apron, 1 grade-level door
- **Power:** 800 amp 480V 3-phase (expandable to 1,600 amps)
- **Office Space:** 6,500 +/- SF with breakroom and locker rooms with shower
- **Growth Potential:** 45,000 SF expansion available
- **Parking:** 50 dedicated spaces
- **Location:** Audubon Industrial Park with proximity to transport links



EXISTING FLOOR PLAN

500 CREEKSIDE DRIVE | AMHERST, NY

Approximately 30,055 Leasable SF



SITE PLAN

500 CREEKSID DRIVE | AMHERST, NY



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