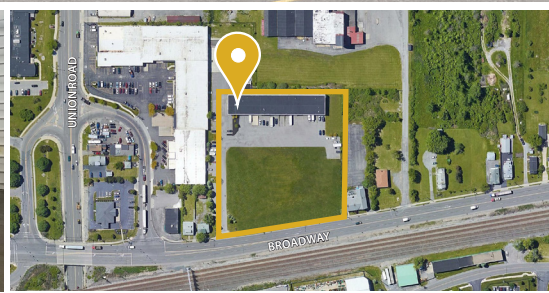


3215 BROADWAY STREET, SUITE 101  
CHEEKTOWAGA, NY

3,000 SF  
AVAILABLE

# LEASING



## Light Industrial/Warehouse Space Available for Lease!

### Highly Visible, Central Location!

This well-maintained industrial building offers 3,000 square feet of warehouse space, available for lease. With a 17 foot clear ceiling height, air-conditioning and light industrial zoning (M1), this endcap location is the ideal space for your distribution, warehouse and light industrial needs.

### Property Highlights:

- Suite 101 | 3,000 SF
- Fully air-conditioned.
- Three grade level doors.
- One deep dock.
- 17 foot clear ceiling height.
- Central location with easy access from the I-90 and Walden Avenue and William Street.
- Light industrial zoning (M1).
- Truck turnaround.
- Ample on-site parking.



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