

FOR LEASE

Suite 130: 35,000 SF Industrial Space

2221 Niagara Falls Blvd., Niagara Falls, NY 14304



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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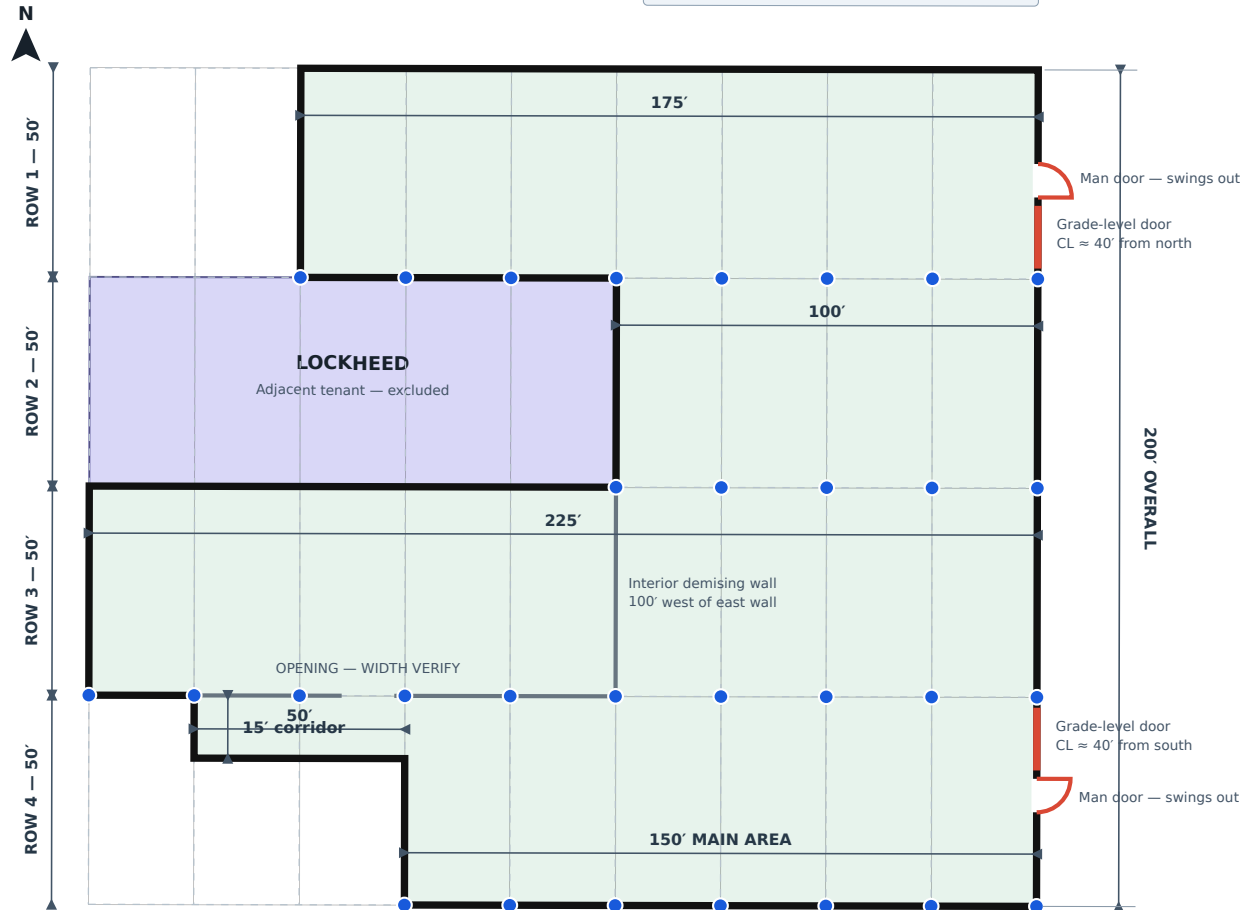
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WHEATFIELD BUSINESS PARK – SUITES 130

Vacant industrial suite | Dimensioned leasing schematic | North up

TYPICAL COLUMN GRID: 25' E-W x 50' N-S



AREA RECONCILIATION: $8,750 + 5,000 + 11,250 + 7,500 + 750 = 33,250$ SF

Broker-stated area: 33,432 SF | Variance: 182 SF (0.54%)

Heavy black: exterior/separation wall | Thin gray: interior demising wall | Door and opening sizes require field verification.



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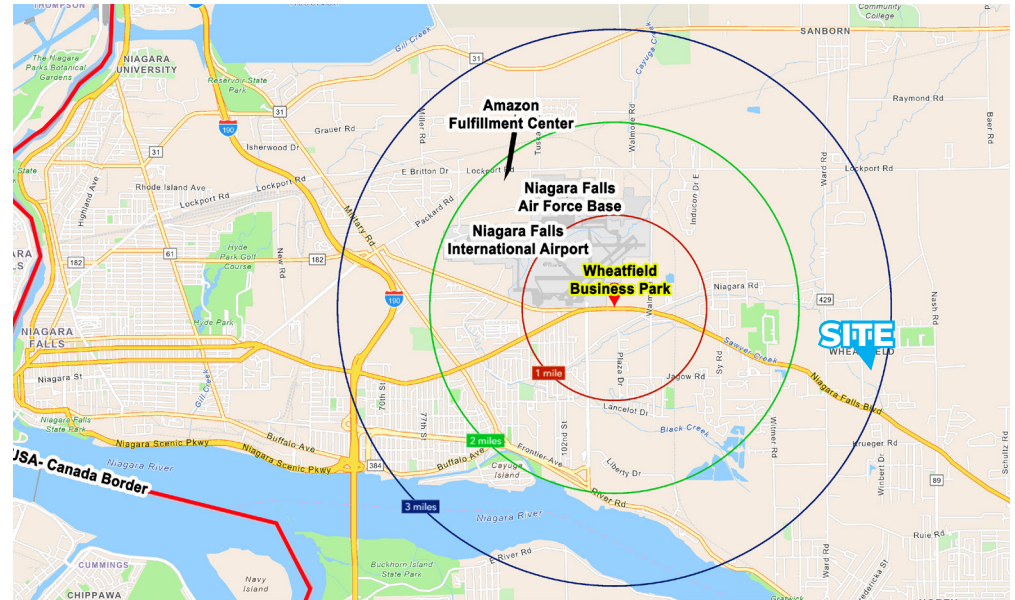
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SUITE 130 HIGHLIGHTS:

- Approx. 35,000 SF of functional industrial space
- 20' clear height suitable for warehousing, manufacturing, and material handling
- Two grade-level doors providing convenient drive-in access
- Six overhead cranes supporting heavy manufacturing and lifting operations
- 480V electrical power suitable for industrial equipment and machinery
- Access to loading docks for efficient shipping and receiving operations



Location Highlights:

- Adjacent to Niagara Falls International Airport
- 7 miles to US-Canada Border
- 3 miles to Amazon Niagara Falls Airport Mega Warehouse (Visible Across the runway)
- 3 miles to Highway system
- 2 miles to Niagara Falls Air Force Base
- Foreign Trade Zone #34



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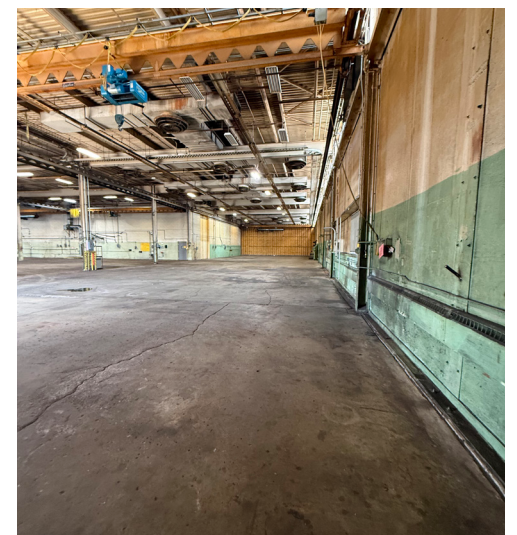
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