



FOR LEASE

12,000_± SF HEATED WAREHOUSE SPACE

Property Highlights

- 12,000 SF heated warehouse space available
- 14'-15' clear height
- 11'x14' grade door
- Fully Gross lease rate
- Minutes from the I-190 NYS Thruway
- Close proximity to the U.S./Canada Border
- Ample on-site parking
- Ideal for: warehouse users

Building Features

Space Available	12,000 _± Sq. Ft.
Total Building Size	43,631 _± Sq. Ft.
Lot Size	2.62 _± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	13,550	131,264	330,687
Average H.H. Income	\$63,981	\$65,092	\$74,580

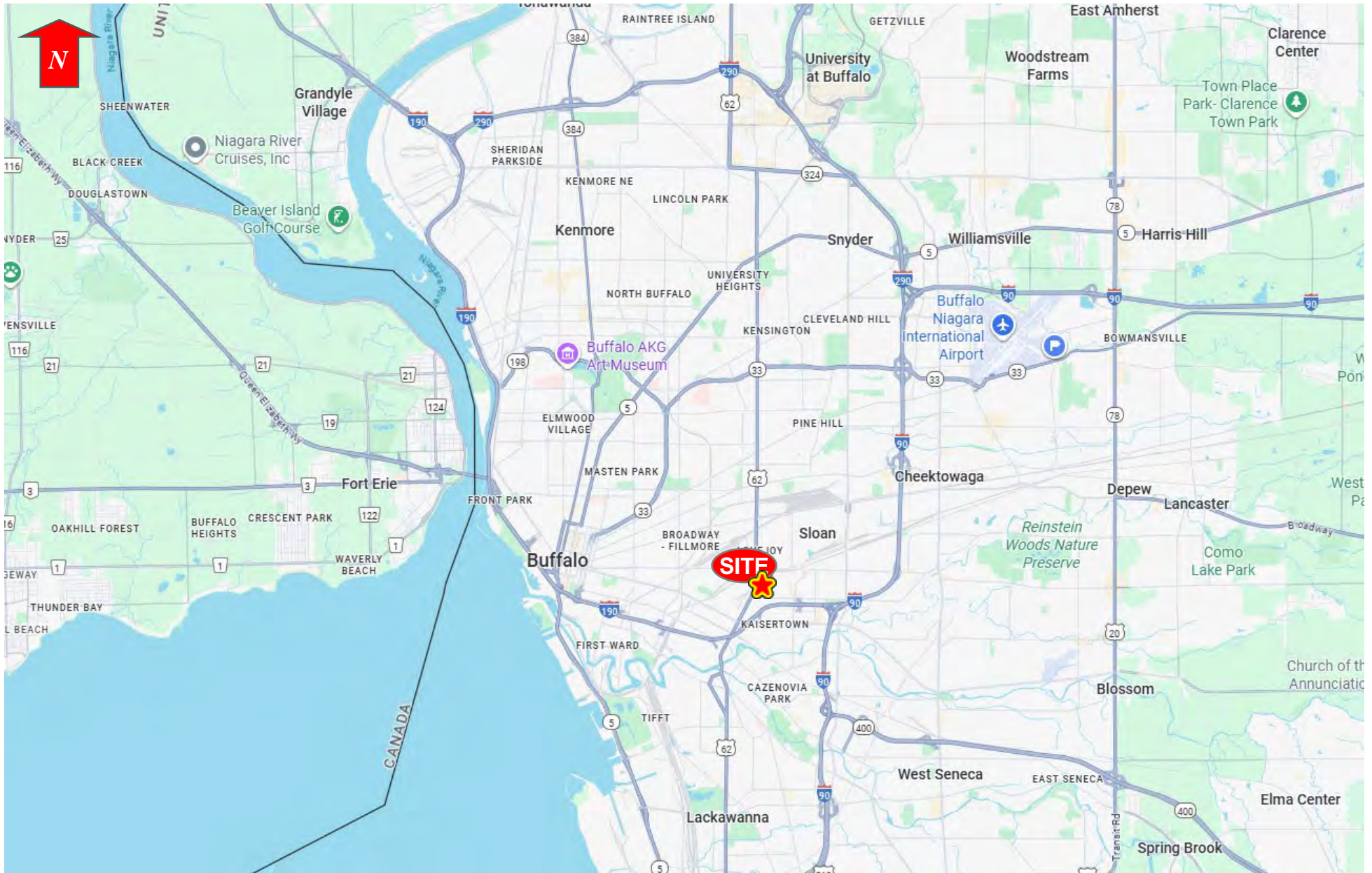
Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

Richard Ryall Ledyard
Real Estate Salesperson
 +1 716 796 7204
 rledyard@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
 Buffalo, New York 14203
 +1 716 852 7500

pyramidbrokerage.com



Location Map