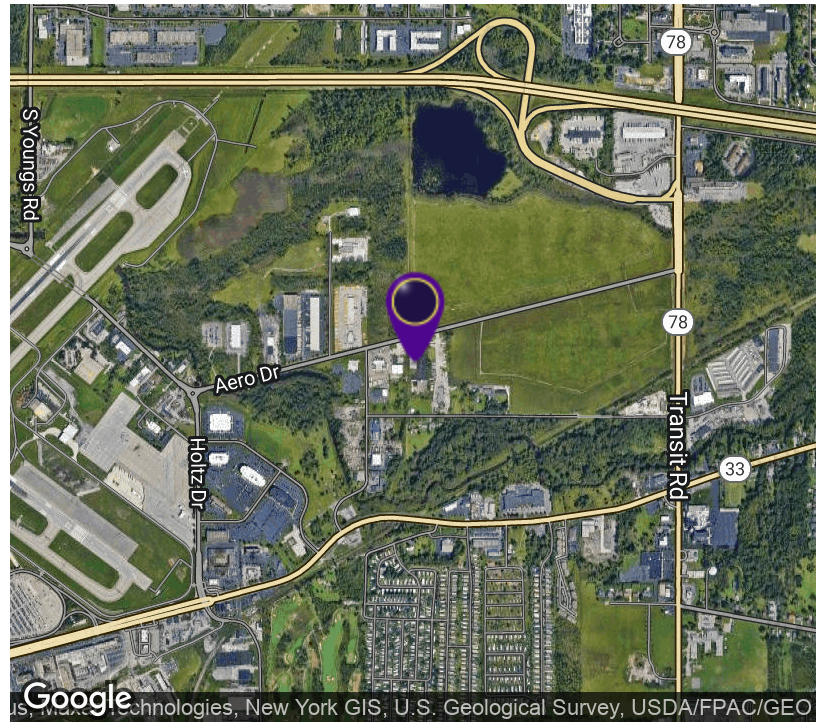


Warehouse-Industrial Uses

999 Aero Drive, Cheektowaga, NY 14225



OFFERING SUMMARY

Available SF:	3,000+/- SF, 6,000+/- SF up to 12,300 SF
Lease Rate:	\$9.95 SF/yr (Gross plus Utilities)
Lot Size:	1.0 Acres
Year Built:	2022
Building Size:	12,300 SF
Zoning:	Industrial

PROPERTY OVERVIEW

This newly constructed warehouse building can be subdivided from 3,000+/- SF, 6,000+/- SF up to 12,300+/- SF. Has 18' ceiling height. Three (3) 14' x 12' wide Drive In doors. 6" thick concrete floor, interior floor drains can be added if needed, some radiant heat. plenty of new paved parking.

LOCATION OVERVIEW

Located just west off Transit Rd. and east of Cayuga Rd. between Wehrle Dr. and Genesee St. minutes from Buffalo Niagara International Airport and just south of NYS Thruway I-90 Depew Exit 49.

PROPERTY HIGHLIGHTS

- 3,000+/- SF, 6,000+/- SF Up To 12,300+/- SF
- Will subdivide to a minimum of 3,000+/- SF
- Three (3) 14' x 12' Drive In doors
- Close proximity to Buffalo Airport & NYS Thruway Exit 49 Depew
- 6" Thick Concrete Floors
- Radiant Heat
- Floor Drains



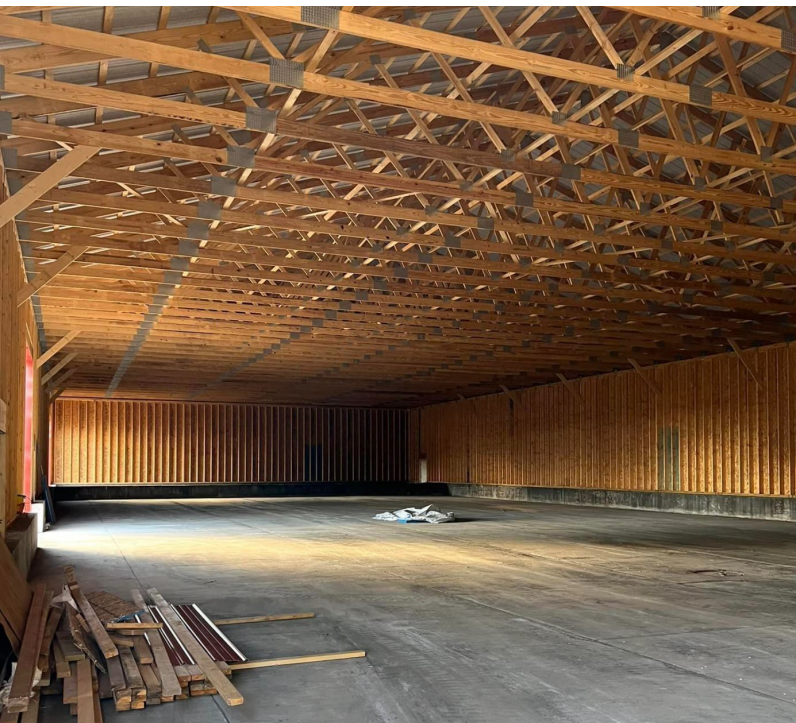
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Williamsville, NY 14221
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ADDITIONAL PHOTOS

Warehouse-Industrial Uses

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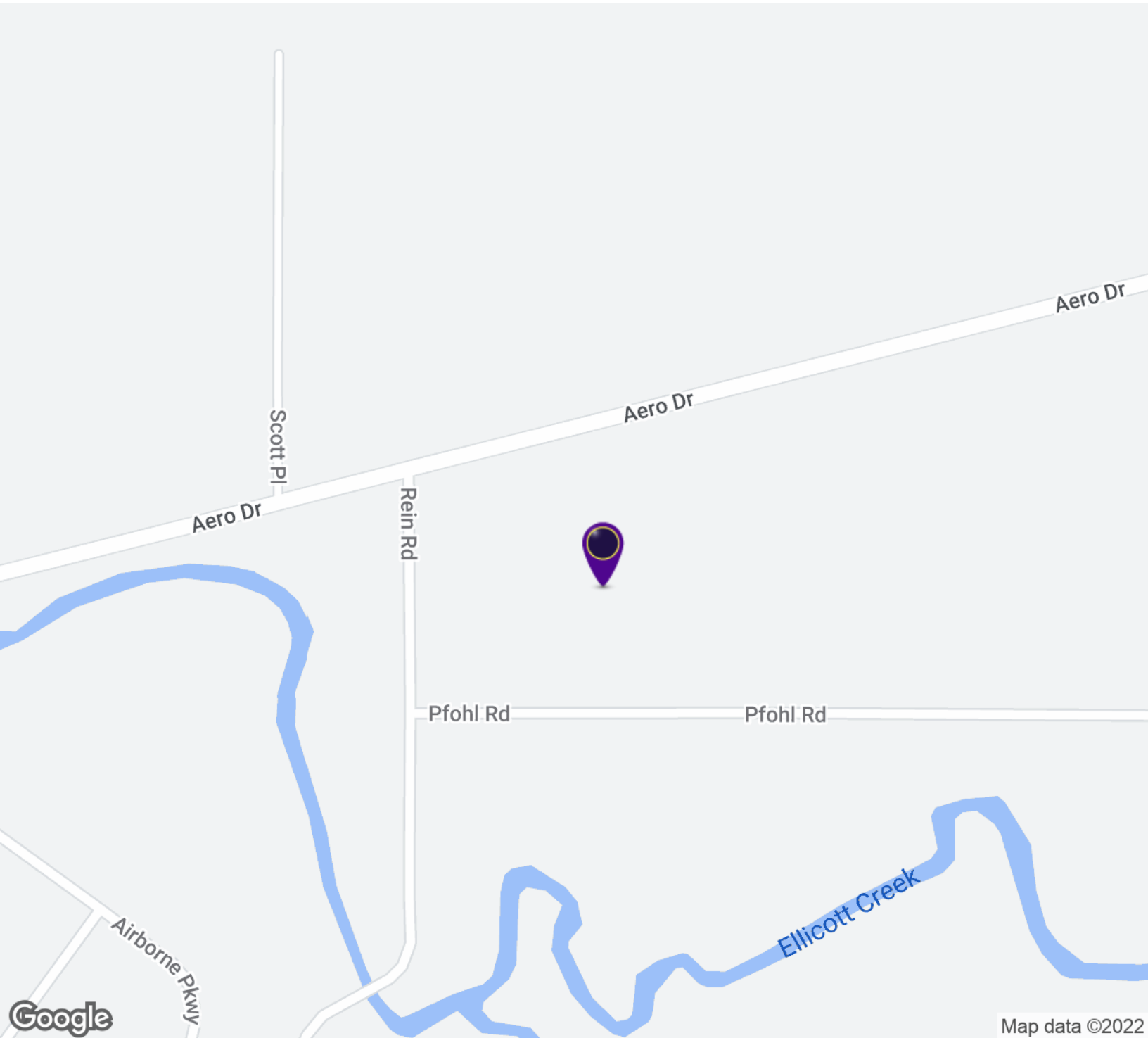


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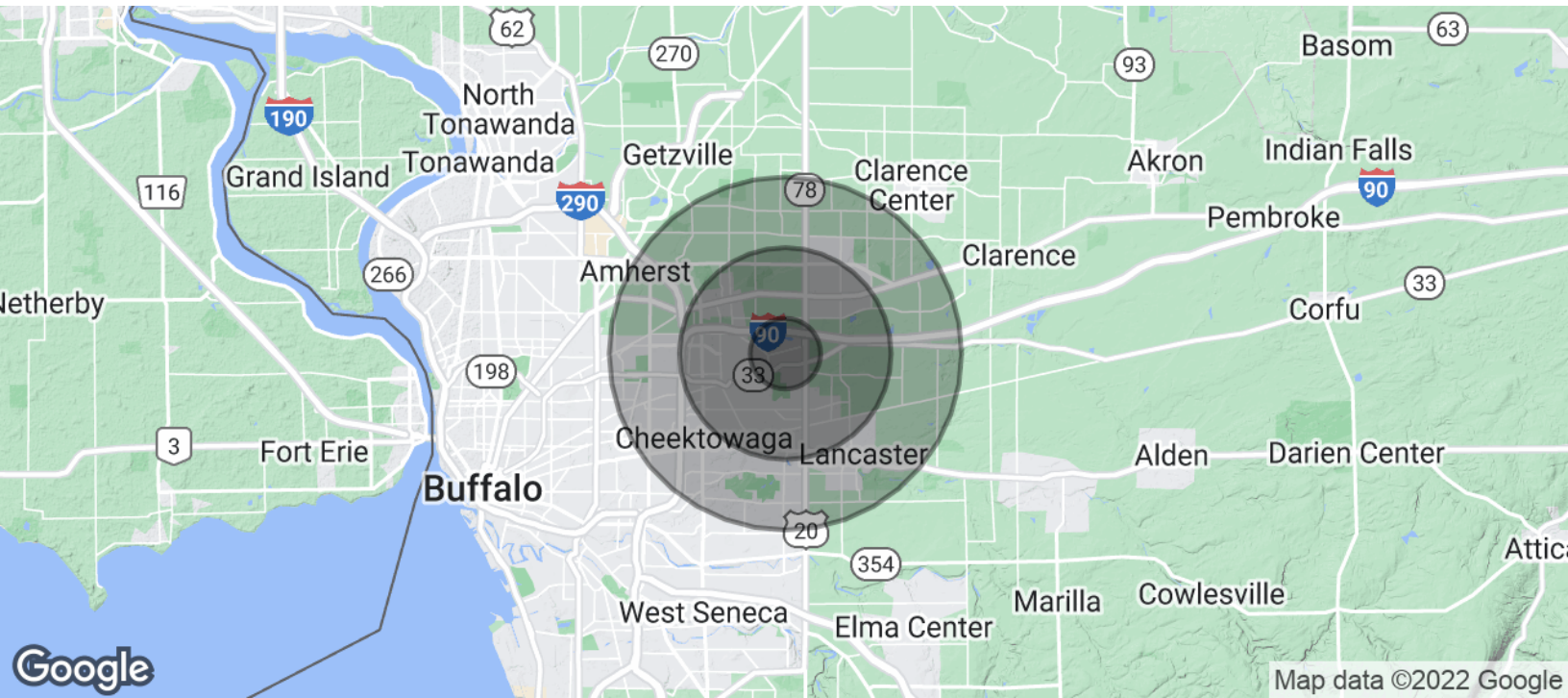
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,413	62,860	182,038
Average Age	52.7	42.8	43.2
Average Age (Male)	53.4	41.6	41.2
Average Age (Female)	50.7	45.0	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,841	29,718	83,027
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$64,316	\$78,832	\$85,853
Average House Value	\$91,122	\$163,397	\$176,291

* Demographic data derived from 2020 ACS - US Census



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