

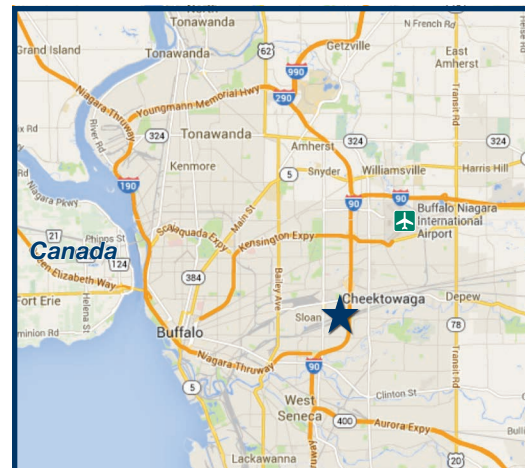
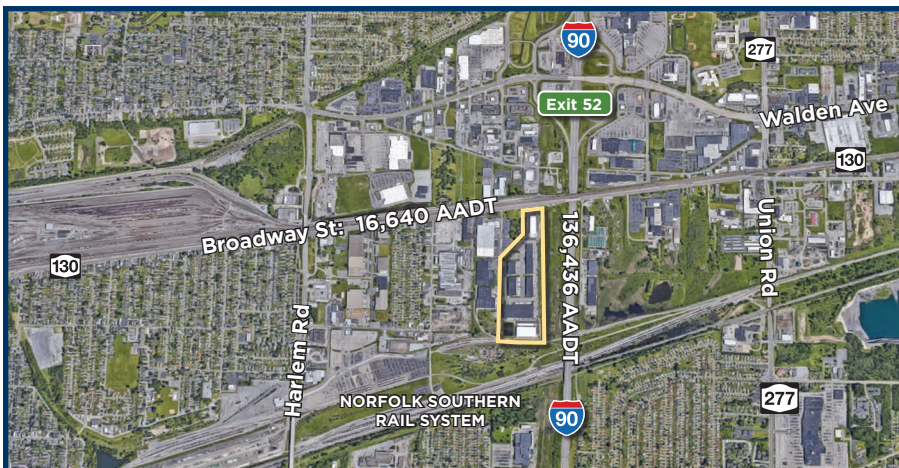
# BROADWAY DEVELOPMENT PARK

2839 - 2871 BROADWAY STREET :: CHEEKTOWAGA, NEW YORK 14227

# BENDERSON DEVELOPMENT

## AVAILABLE FOR LEASE

LATITUDE: 42.898918 LONGITUDE: -78.770234



### :: LOCATION FEATURES

- Strategically Located in the Heart of Western New York. Adjacent to I-90 Providing Excellent Visibility and Easy Access Throughout the Region
- Traffic Count of 130,000+ Cars per Day
- Minutes to Buffalo Niagara International Airport, Downtown Buffalo and the Peace Bridge Linking Western New York to Canada
- Adjacent to Norfolk Southern Rail System for Potential Rail Freight Transportation
- Walden Galleria, a Variety of Shopping Centers, Hotels and Other Service Amenities Nearby

### :: SITE FEATURES

- 430,000 SF of Premier Warehouse and Office Space on Over 30 Acres
- Seven, One-Story Buildings Ranging from 35,000 - 130,000 SF
- Wide Truck Aprons and Ample Spacing Between Buildings for Excellent Truck and Vehicular Access
- Approx. 700 Car Parks
- Beautifully Maintained Landscaping and Irrigation
- Ideal Setting for Distribution, Light Manufacturing, Warehousing and Professional Offices

### :: BUILDING FEATURES

- Suites From 5,000 - 130,000 SF Can Be Configured to Suit
- Modern Block and Steel Construction with Wide Column Spacing for Maximum Interior Flexibility
- Excellent Location and Visibility for Brand Exposure and Tenant Logo Signage
- Clear Heights Up To 36 Feet
- Grade Level and Dock-High Loading Doors; Dock Level Door Rail Access for Potential Trans-Loading
- Special ESFR Rated Sprinkler System

### :: FOR INFORMATION

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[benderson.com](http://benderson.com)

1182-02.23

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# BENDERSON

# BROADWAY DEVELOPMENT PARK

CHEEKTOWAGA :: NEW YORK

# BENDERSON

DEVELOPMENT



OFFICE :: INDUSTRIAL :: RETAIL :: HOTEL :: RESIDENTIAL

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