



853 Niagara Falls Boulevard

Amherst, NY

Warehouse / Storage / For Lease

NIAGARA FALLS BOULEVARD / SHERIDAN DRIVE AREA

BUILDING FEATURES

Total Building Size	8,952 \pm Sq. Ft.
Total Available	1,820 \pm Sq. Ft.
Parking	Surface Lot
Zoning	GB

Property Highlights

- Well located Amherst, NY storage space available for lease
- 1,820 \pm Sq. Ft.
- Located just south of Sheridan Drive
- Open floor plan with 13' ceiling height
- New 10'w x 8'h overhead door and lighting
- Gross lease rate includes heat and light



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	17,553	157,720	359,150
Average Household Income	\$71,504	\$76,926	\$71,441



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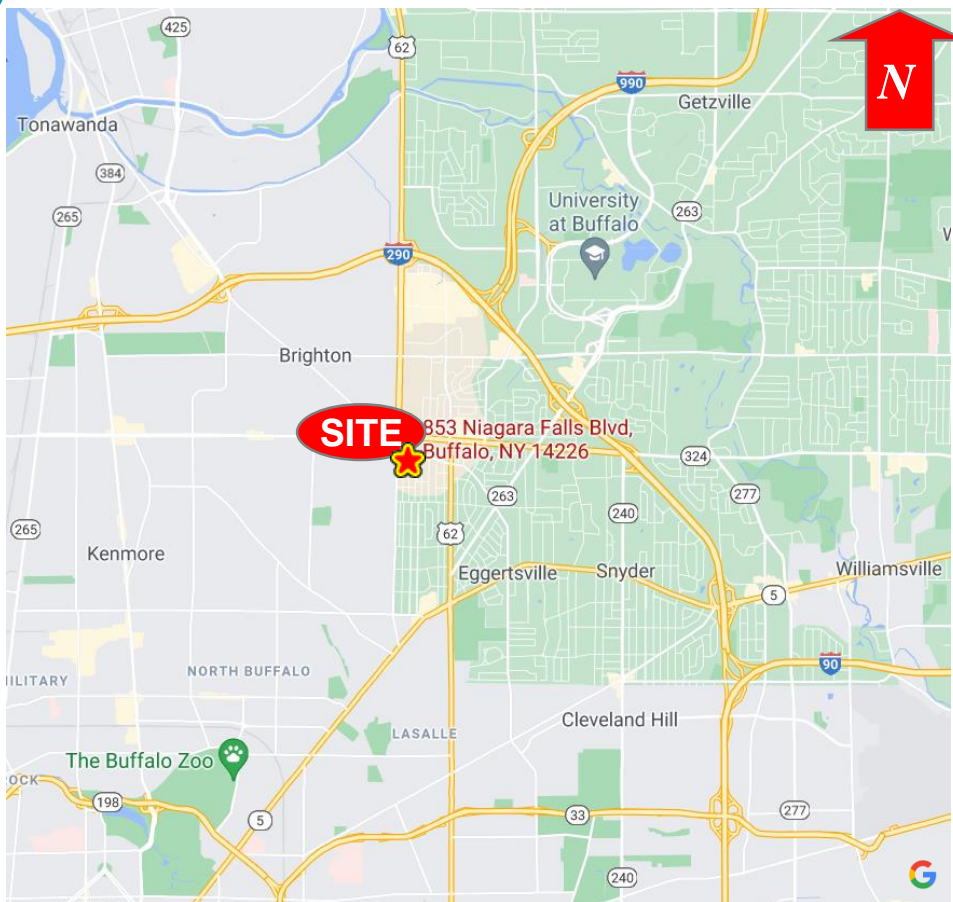
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Location Map



Aerial

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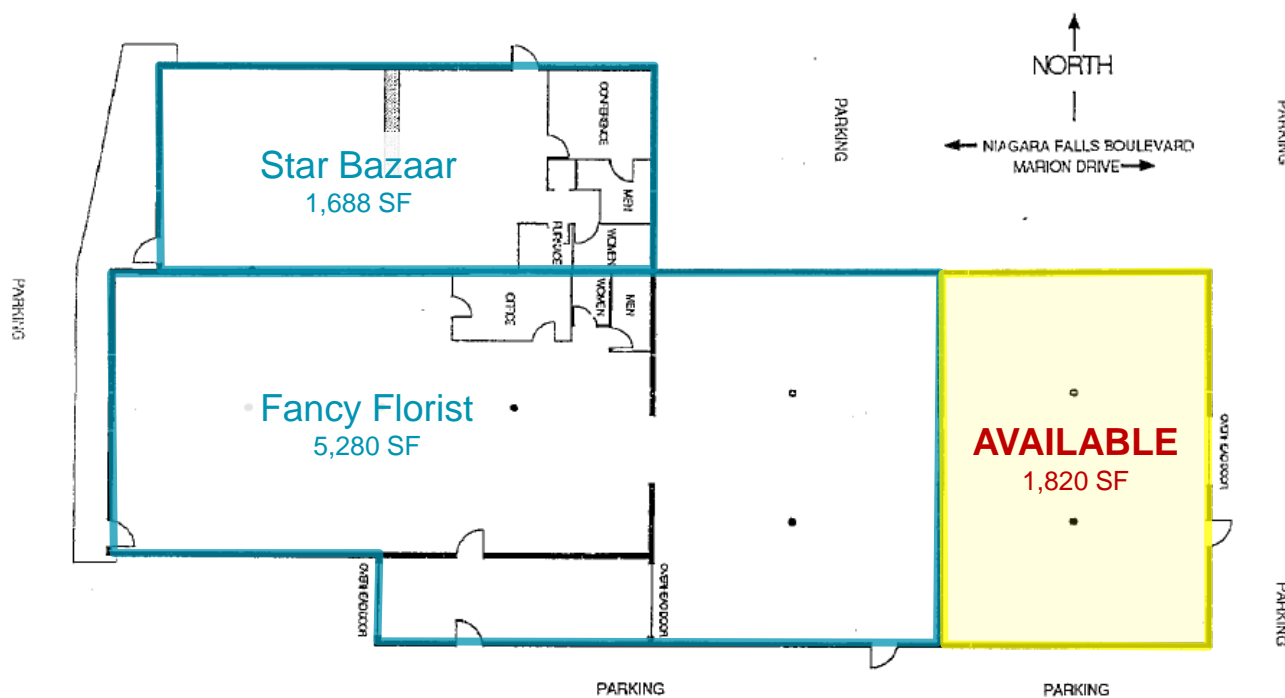
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Leasing Plan

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