

26,409 ± SF INDUSTRIAL OPPORTUNITY FOR SALE / LEASE

BUILDING FEATURES

Total Building Size	26,409 ± Sq. Ft.
Total Office Size	5,600 ± Sq. Ft.
Lot Size	1.22 ± Acres
Zoning	M2

Property Highlights

- Well-maintained Buffalo, NY industrial opportunity for sale
- Current owner moving to new, expanded building to better serve customers
- 100% sprinklered, meets all fire codes
- All heated areas are air conditioned
- Additional land available
- Roof in good condition
- Additional manufacturers located nearby
- Up to date fire alarm announcement system
- Surface lot parking with 22 ± spaces
- Toshiba phone system and security camera system are available
- Electrical Power Service of 480Y/272 Volt, 600 AMP Service.
- Heated (Natural Gas) and Air Conditioned areas under long life EPDM roof membrane with modern specification insulation.
- Additional Property available from same owner across the street at 140-142 Arthur Street
- Located on a bus route
- Just one minute from I-190
- Two (2) grade level doors
- 10.5 – 14.5' clear height
- Ideal for: light manufacturing and assembly

For more information, contact:

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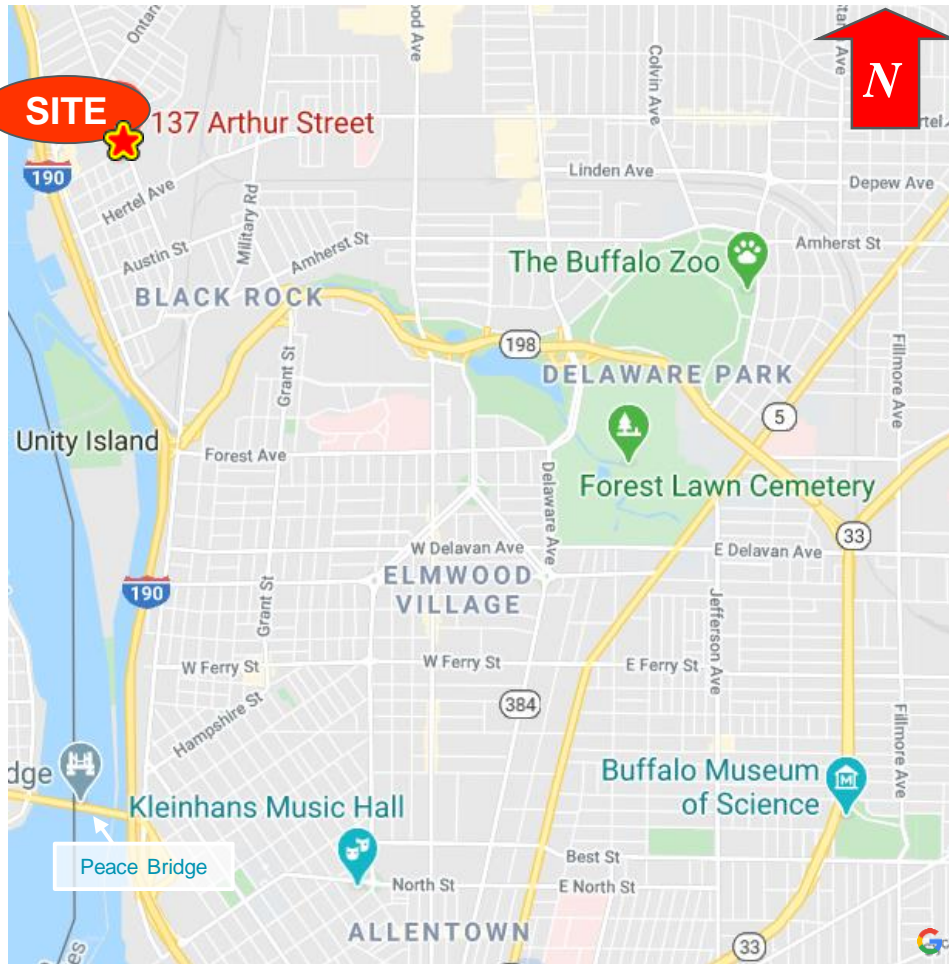
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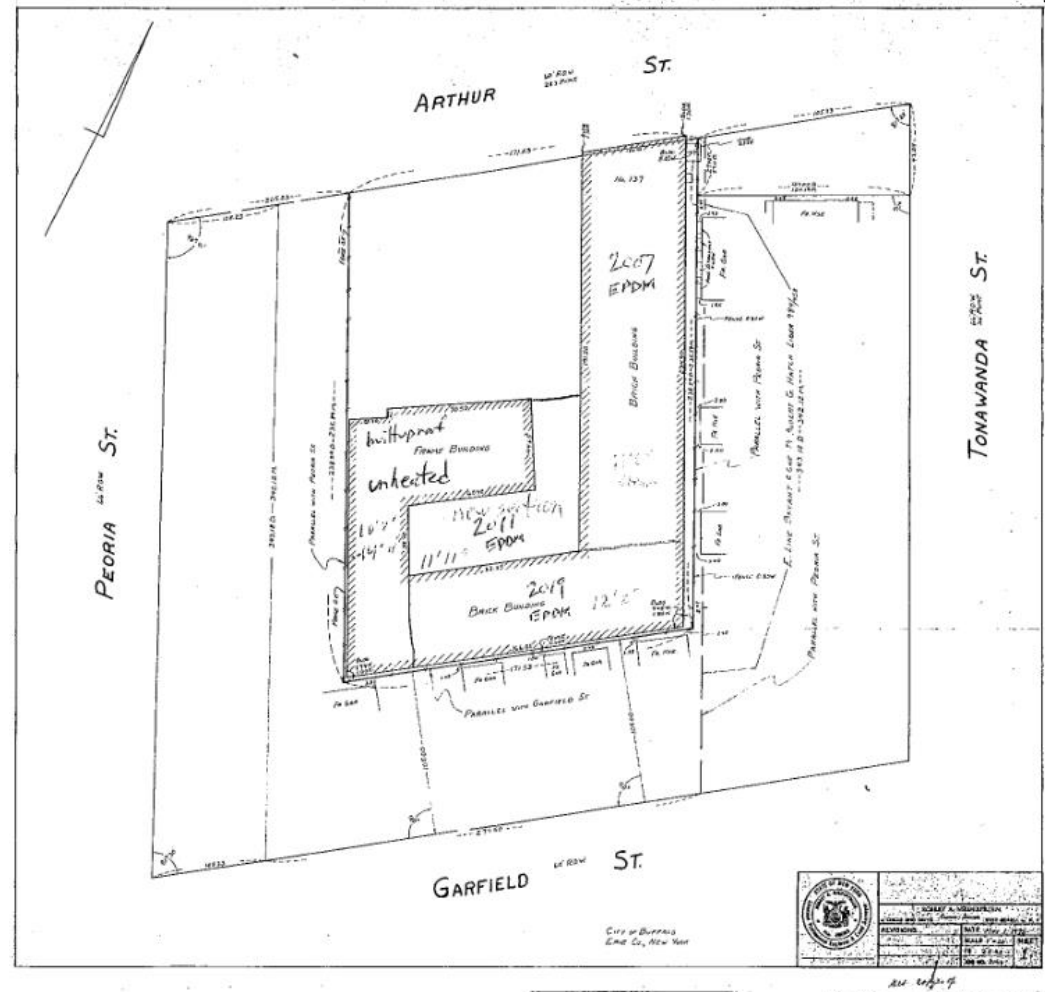
INDUSTRIAL BUILDING AVAILABLE



FOR SALE OR LEASE
137 Arthur Street
 Buffalo, New York



Location Map



Survey