

# INDUSTRIAL/WAREHOUSE SPACE FOR LEASE

## 2345 Walden Avenue

Buffalo, New York



Exceptional Buffalo Metro area Industrial/Warehouse Opportunity



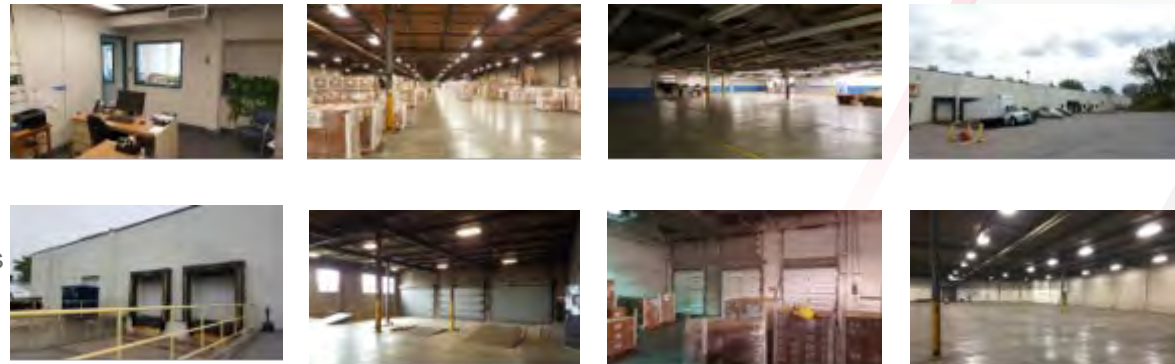
## INDUSTRIAL/WAREHOUSE SPACE AVAILABLE FOR LEASE

### Features

Building Size	460,522 ± Acres
Space Available	Suite J: 98,368 ± Sq. Ft.
Lot Size	23.55 ± Acres
Zoning	M1

### Property Highlights

- Latest Industrial/Warehouse Offerings in Cheektowaga, NY at Walden Properties
- 70,000 ± Sq. Ft. and 34,400 ± Sq. Ft. suites leased in the past 30 days. Now Available:
  - Suite J: 98,368 ± Sq. Ft., 6 indoor truck doors and one grade door (available November 1, 2023)
- Suitable for warehousing, logistics, or light manufacturing
- Clean distribution and production facility
- 600AMP/480V Volt/3 phase power with more power available for manufacturers
- Proximate to NYS Thruway I-90
- Modified gross lease rate includes: heat to 55 degrees, Common Area Maintenance, taxes, insurance, on-site management



Demographics	1 Mile	3 Miles	5 Miles
Population	4,520	86,080	264,714
Average HH Income	\$68,660	\$65,670	\$67,711

### Contact

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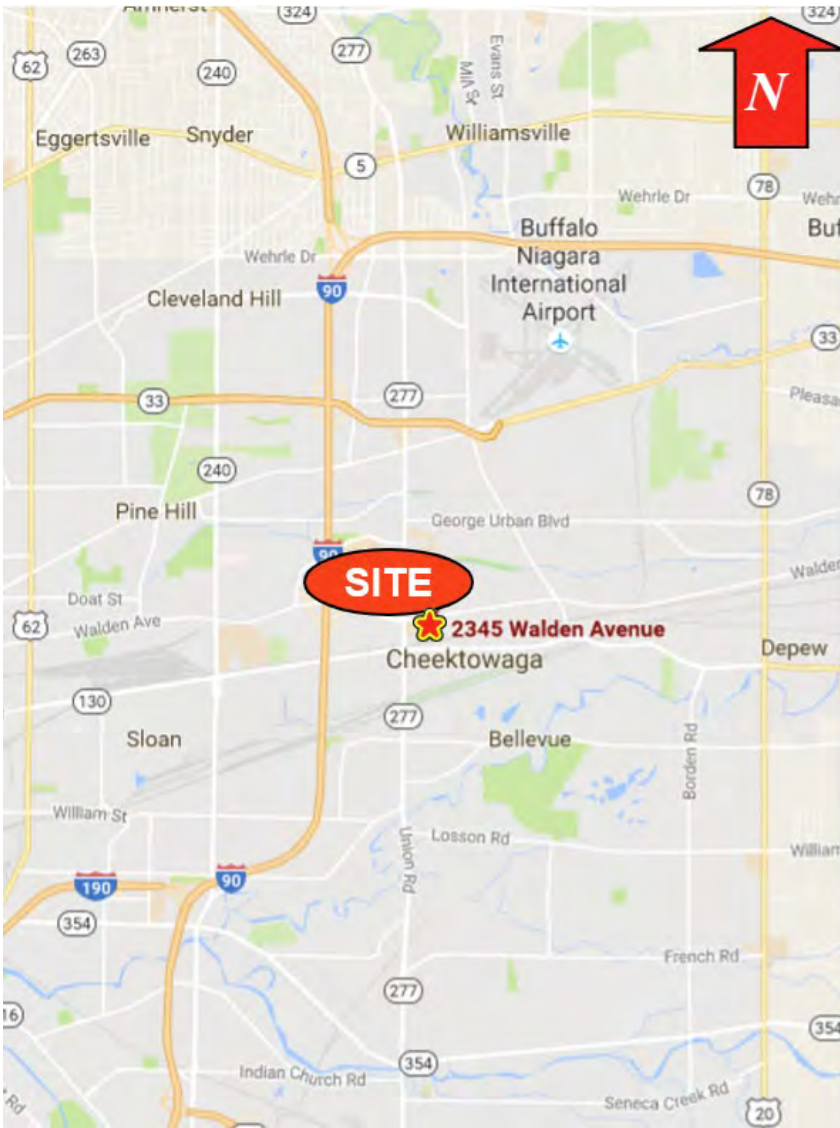
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# FOR LEASE

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### Buffalo, New York



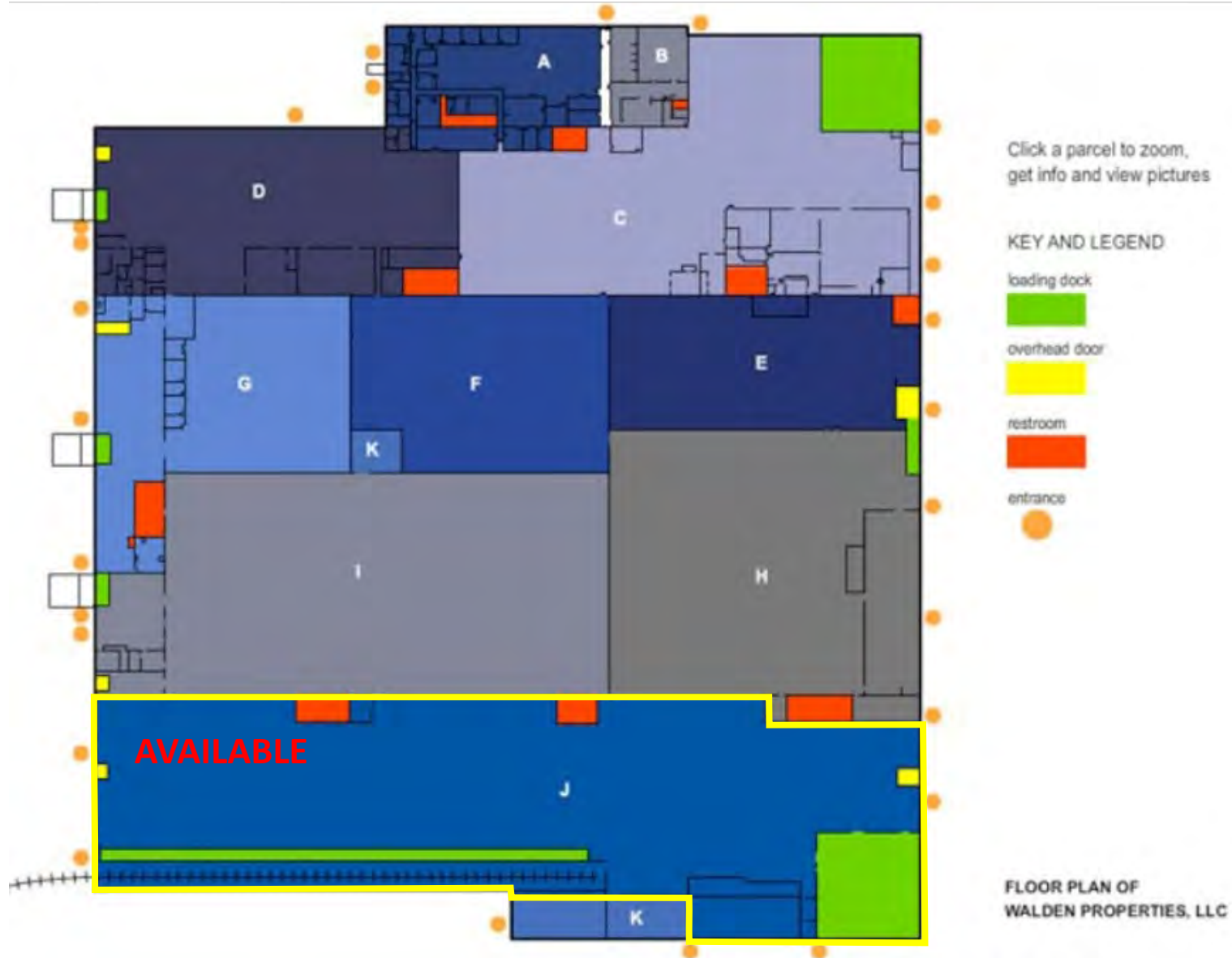
Location Map



Aerial

FOR LEASE

2345 Walden Avenue  
Buffalo, New York



Floor Plan