



Industrial For Sale / Lease

58 Ellicott Road (3438 Broadway)

Cheektowaga, NY

Industrial – Warehouse Opportunity / For Sale or Lease

8,124 ± SF INDUSTRIAL / WAREHOUSE OPPORTUNITY

BUILDING FEATURES

Total Building Size	8,124 ± Sq. Ft
Total Warehouse Space	6,500 ± Sq. Ft.
Lot Size	1.33 ± Acres
Parking	50 ± Spaces On-Site
Zoning	M-1 Light Industrial

Property Highlights

- 8,124 ± SF on 1.33 ± Acres
- 6,500 ± SF of warehouse space
- 17.5' clear height
- Two (2) grade level doors; possible to add two additional grade doors on the north side of the building
- 1,624 ± SF upstairs office space in good condition
- 50 ± parking spaces on-site
- Fenced yard
- Zoned M-1: Light Industrial
- Proximate to NYS Thruway I-90 on/off ramps at Walden Galleria; excellent regional access
- Located near the intersection of Broadway and Ellicott
- Ideal For: Contractors, service centers, light fabrication / assembly, light distribution



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,562	85,031	261,439
Average Household Income	\$70,611	\$66,294	\$67,838



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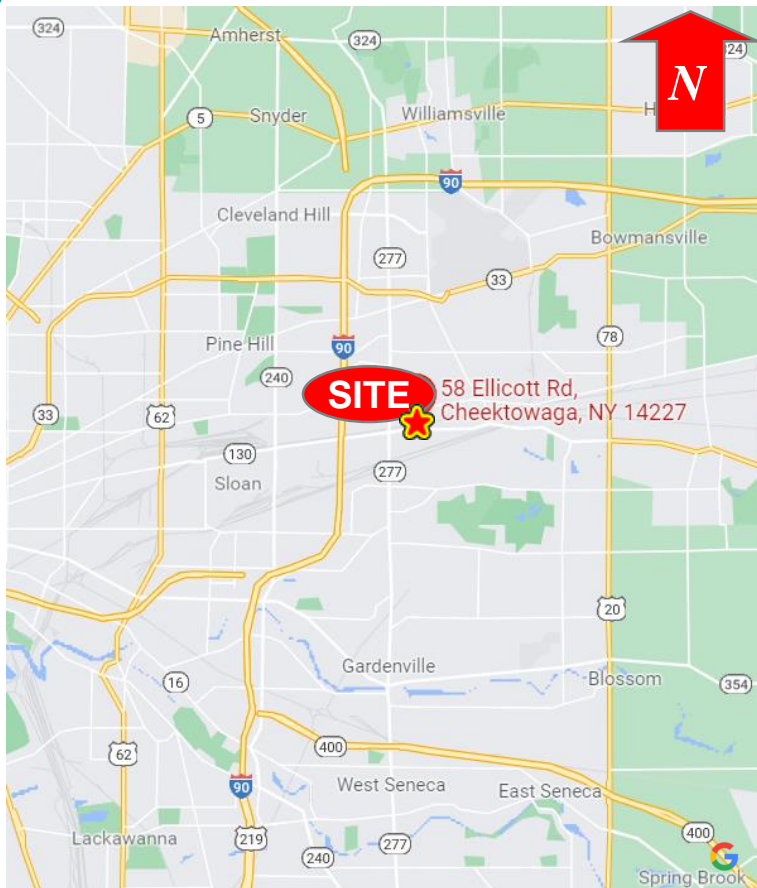


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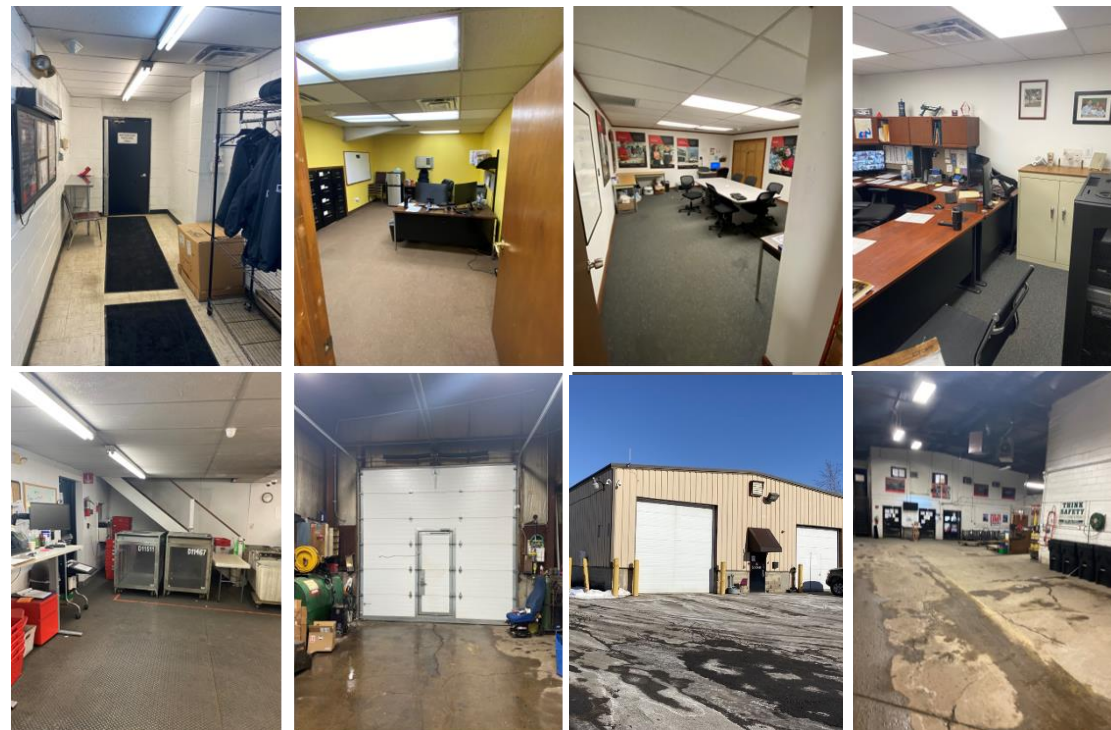
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Location Map



Property Photos

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