



The Abbott Commerce Center
3176 Abbott Road
Orchard Park, NY

Warehouse Opportunity / For Sublease

4,784 ± SQ. FT. WAREHOUSE OPPORTUNITY FOR SUBLEASE

BUILDING FEATURES

Total Building Size	4,784 ± Sq. Ft.
Parking	Ample On-Site
Zoning	M1

Property Highlights

- 4,784 ± Sq. Ft. warehouse available for sublease
- Warehouse space with approximately 300 ± Sq. Ft. of office
- Two (2) truck docks
- Ample employee and customer parking
- Prime location in Orchard Park
- Situated proximate to NYS Thruway I-90 & Route 219
- Numerous local amenities and restaurants nearby
- Ideal For: warehousing, light assembly



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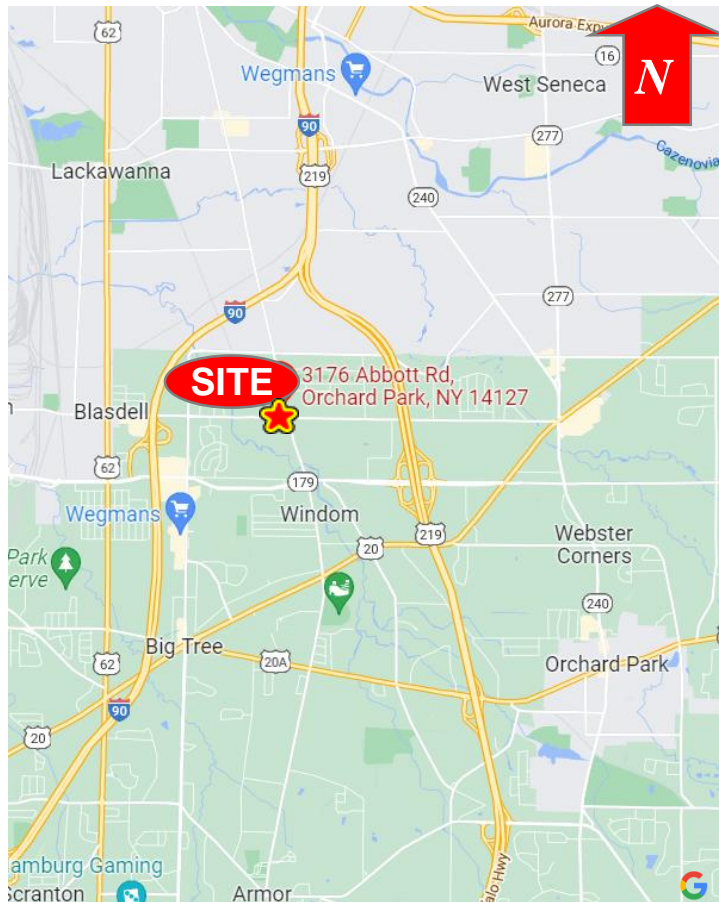
14 Lafayette Square, Suite 1900, Buffalo, NY 14203
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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Location Map



Interior Photos

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Aerial

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