

FOR SALE / LEASE

1885 Harlem Road
Cheektowaga, NY 14212



54,024 $\pm$ SF of Warehouse Space

Features	
Building Size	67,224 $\pm$ sq. ft.
Lot Size	3.36 $\pm$ Acres
Parking	Surface Lot – 60 $\pm$ spots
Zoning	M-1

Property Highlights

- Industrial Warehouse building well-situated in the 14,000,000 $\pm$ sq. ft. Cheektowaga Industrial Corridor
- Signalized corner location at Harlem and Gruner Road allowing for easy ingress/egress for trucks
- 54,024 $\pm$ sq. ft. of warehouse space, and 12,200 $\pm$ sq. ft. of office space
- 20' clear height
- Six (6) truck doors
- Three (3) grade level doors – can drive into the building
- Building equipped with sprinkler system
- Proximate to NYS Thruway I-90 Walden Avenue on/off ramps
- Ideal for: warehousing, light manufacturing, and distribution

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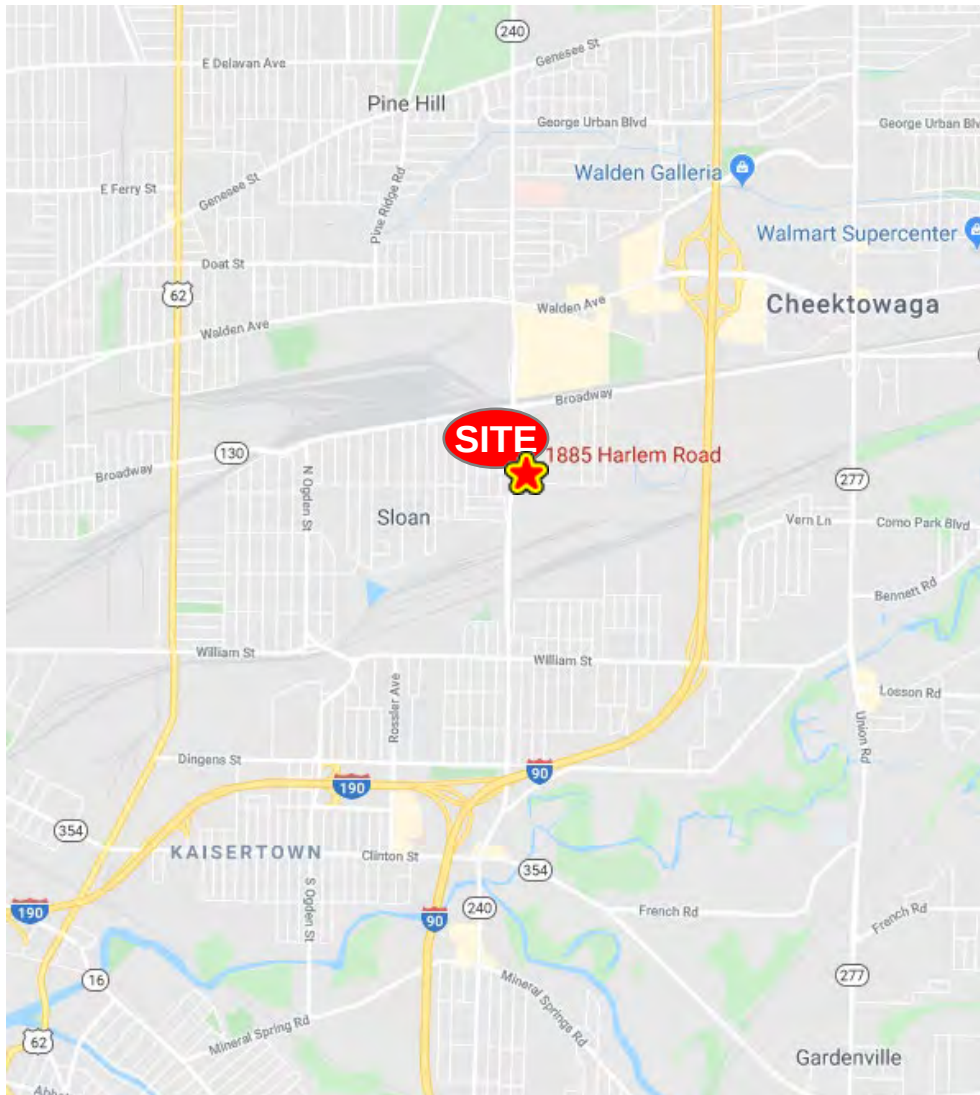
Industrial/Warehouse For Sale / Lease



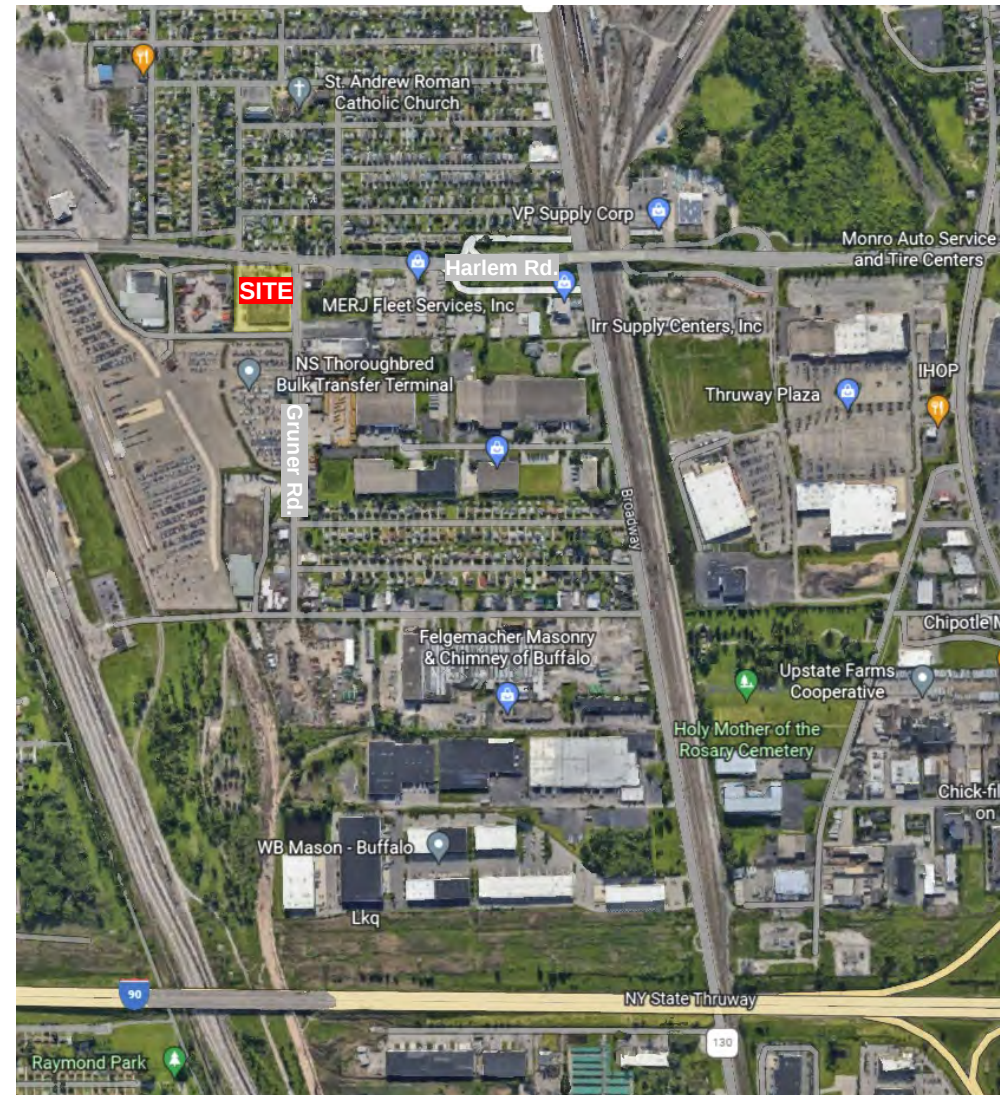
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Location Map



Aerial