

FOR SALE

2575 Broadway Cheektowaga, New York



24,100 ± SF Warehouse Property For Sale

Building Features

Total Building Size	24,100 ± Sq. Ft.
Lot Size	2.32 ± Acres
Zoning	Industrial

Cheektowaga Area Industrial Property



Property Highlights

- 24,100 ± SF Industrial Facility in excellent condition
- Seller financing available
- 9,000 ± SF office space
- 15,100 ± SF warehouse space
- 20' clear height
- Ample parking and space for truck turnaround
- Five (5) 8'x8' dock door- two (2) with power dock levelers
- Three (3) overhead doors- two (2) 10'x10', and one (1) 12'x14
- Building can be divided into three sections
 - Warehouse Unit 1: 12,000 SF (8,000 SF office, 4,000 SF warehouse)
 - Warehouse Unit 2: 7,800 SF (945 SF office, 6,855 SF warehouse)
 - Warehouse Unit 3: 4,300 SF (420 SF office, 3,880 SF warehouse)
- Existing tenant lease expires February 2024
- Central Western New York location
- Situated in the heart of Western New York's Industrial Corridor
- Minutes to I-90 NYS Thruway
- Proximate to U.S. and Canadian Border
- Ideal for: warehouse, distribution, investor, manufacturing

Demographic	1 Mile	3 Miles	5 Miles
Population	8,016	119,706	337,685
Average H.H. Income	\$80,261	\$62,958	\$74,333

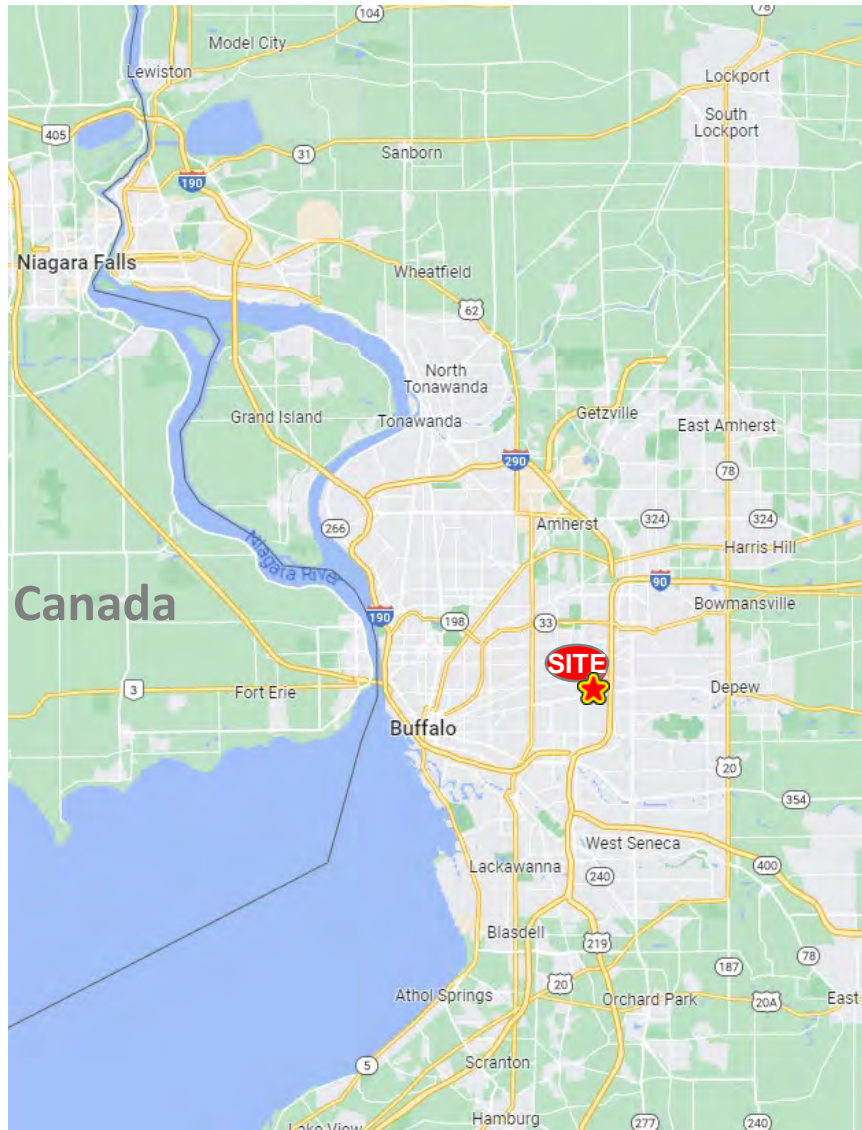
Contact

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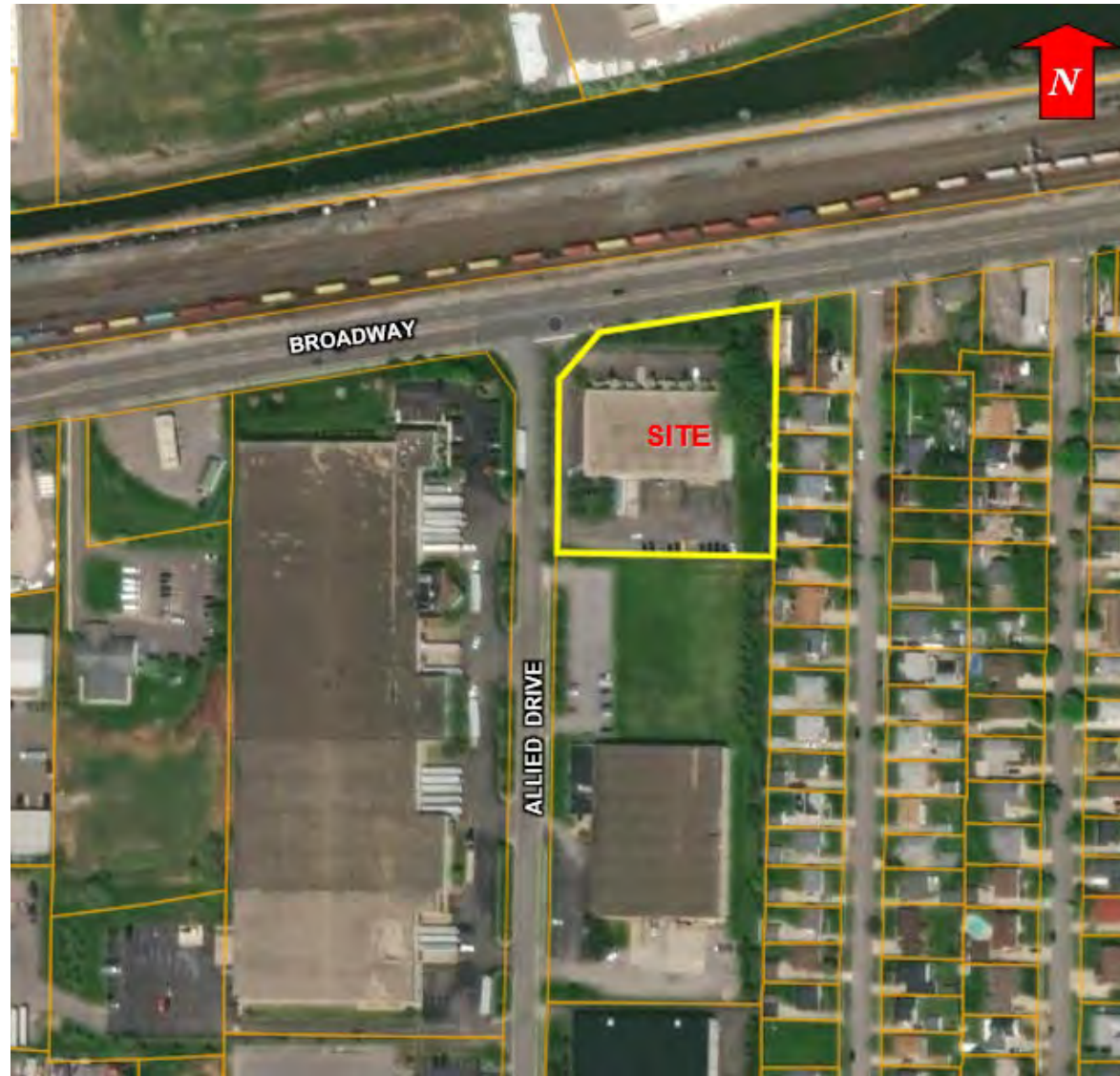
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Location Map



Aerial

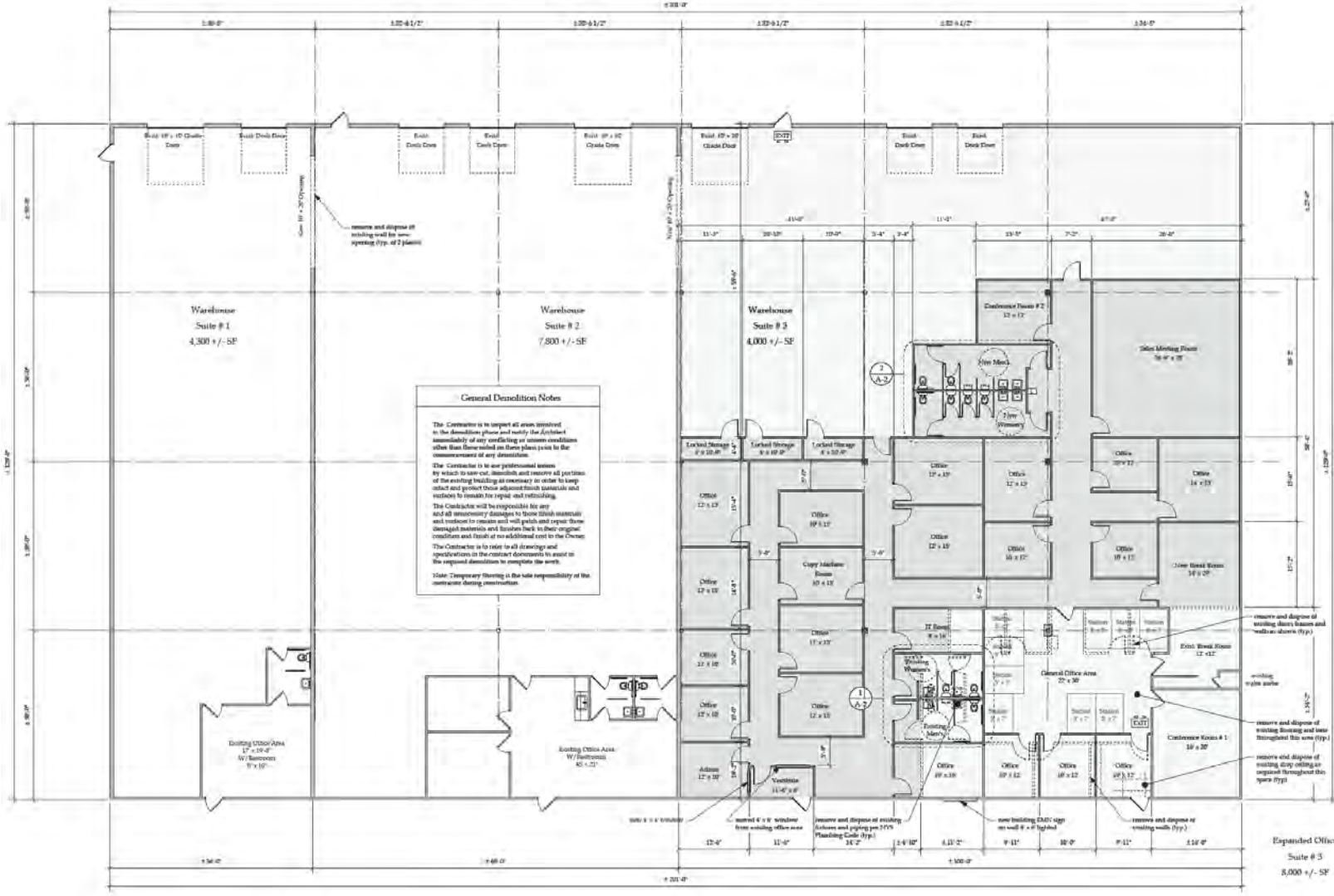
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Property Photos



FOR SALE
2575 Broadway
Cheektowaga, New York



1 Floor & Demolition Plan
 Scale: 1/8" = 1'-0"

K2 Architecture
 8025 Main Street
 Cheektowaga, NY 14024
 (716) 759-6595
 Fax: 759-6593



EMN Company
Office/Warehouse Expansion
 2575 Broadway Avenue
 Cheektowaga, New York

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 8025 Main Street
 Cheektowaga, NY 14024
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REVISIONS	DATE

Floor Plan
A-1
 JOB NO. 1308

DATE: October 26, 2011 DOCUMENT STATUS: Permit Set Bid Set Final For Construction