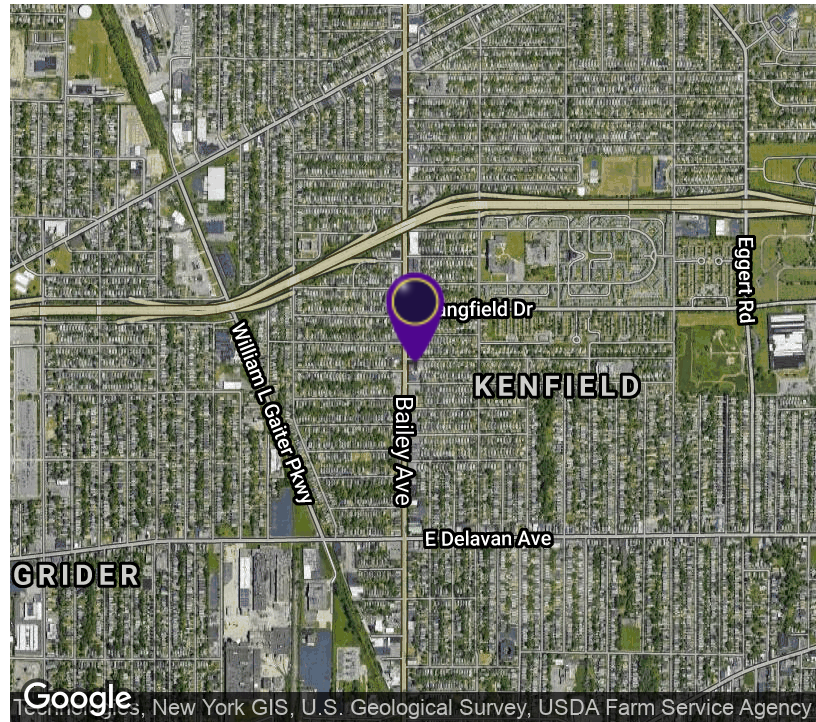


# 2695 Bailey Avenue

Buffalo, NY 14215



## OFFERING SUMMARY

Available SF: 1,000 - 13,000 SF

Lease Rate: \$7,000.00 per month  
(Gross)

Lot Size: 0.49 Acres

Building Size: 13,215 SF

## PROPERTY OVERVIEW

Excellent warehouse space for lease in an ideal location. Conveniently located to all major interstates and Downtown Buffalo. Total space is 13,000 +/- SF which can be divided into sections: 8,000 +/- SF in the rear of the building, 4,000 +/- SF in the front of the building, and 1,000 +/- SF in the front of the building. Owner updated all of the door's security hardware, new roof, and lighting with LED bulbs. Corner location on approximately 1/2 acre. Two overhead doors 12' & 14'. New fence installed in the rear lot behind the warehouse on a paved lot.

## LOCATION OVERVIEW

Located on Bailey Avenue just south of the Kensington Expressway Route 33. Easy access to Downtown Buffalo and all major interstates.

## PROPERTY HIGHLIGHTS

- Excellent Location
- Large Space with Ability to Divide
- New Roof, Lighting, Security, and Fencing



RICK RECCKIO  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

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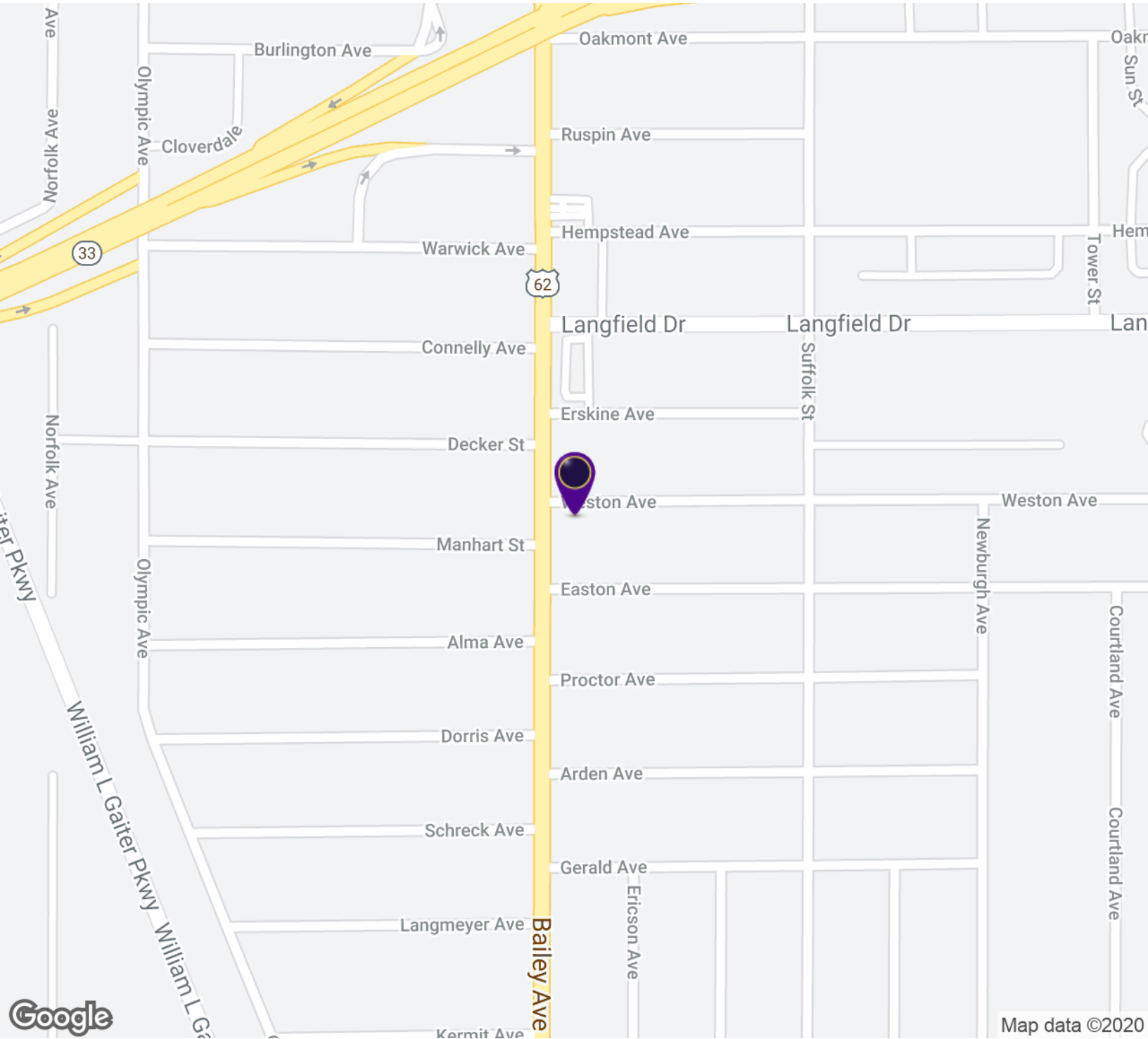


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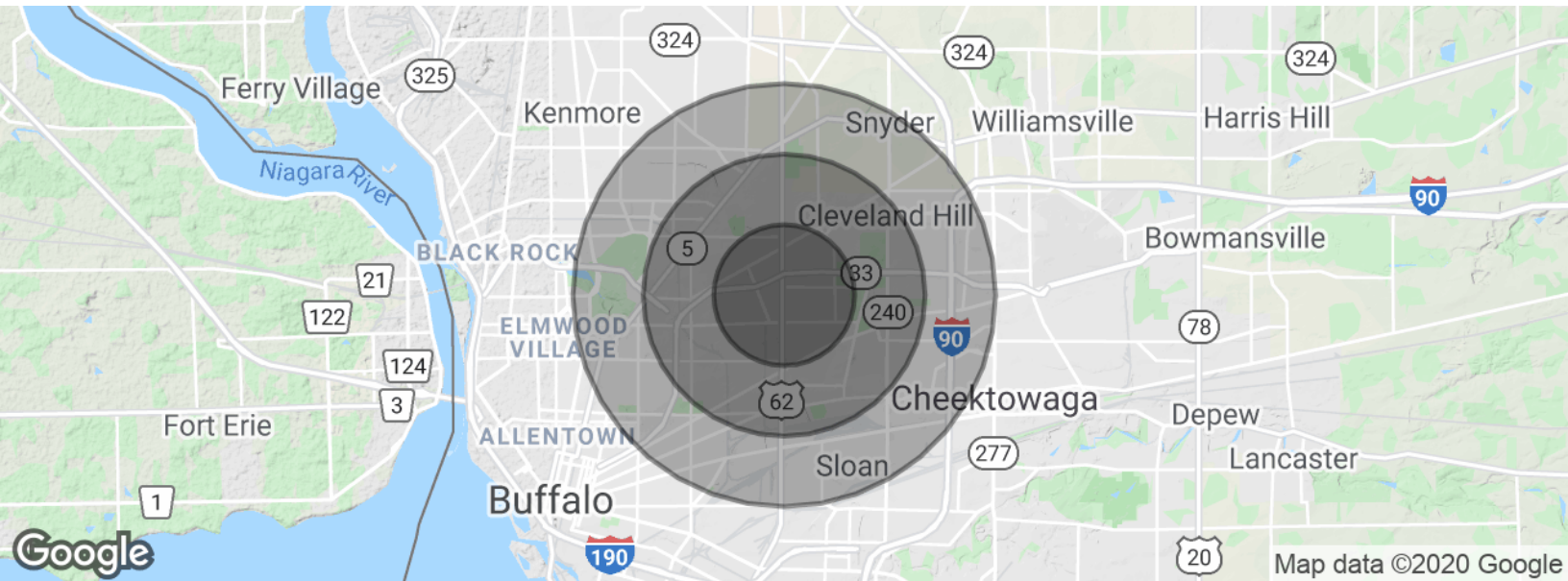


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POPULATION	1 MILE	2 MILES	3 MILES
Total population	29,454	92,735	186,666
Median age	32.4	32.1	34.4
Median age (Male)	27.4	27.9	31.1
Median age (Female)	35.3	35.6	37.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,089	36,472	75,982
# of persons per HH	2.4	2.5	2.5
Average HH income	\$36,386	\$41,347	\$47,529
Average house value	\$78,894	\$88,801	\$103,369

\* Demographic data derived from 2010 US Census



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