

154,511 SF INDUSTRIAL / MANUFACTURING FOR LEASE

ORCHARD PARK INDUSTRIAL OPPORTUNITY

BUILDING FEATURES

Building Size	154,511 ± Sq. Ft. (Divisible)
Lot Size	16.50 ± Acres
Parking	300 ± Parking Spaces
Zoning	I-1

Property Highlights

- Orchard Park industrial opportunity available for lease
- 154,511 ± Sq. Ft. building on a 16.50 ± Acre lot
- Space is divisible
- 10,100 ± Sq. Ft. of office space on site
- Clear height ranges from 17' – 25'
- Sprinklered / wet system
- Nine (9) dock doors and one (1) grade level door
- 300 ± car parks on site
- T-5 fluorescent lighting
- 3600 Amp / 3 Phase / 480V / 270
- Located just off of the 219 Expressway
- Proximate to NYS Thruway I-90 and I-190
- Minutes to Downtown Buffalo and Canadian Border
- Twenty-three (23) minutes to Buffalo Niagara International Airport
- Ideal for: warehouse / distribution, Manufacturing, assembly



For more information, contact:

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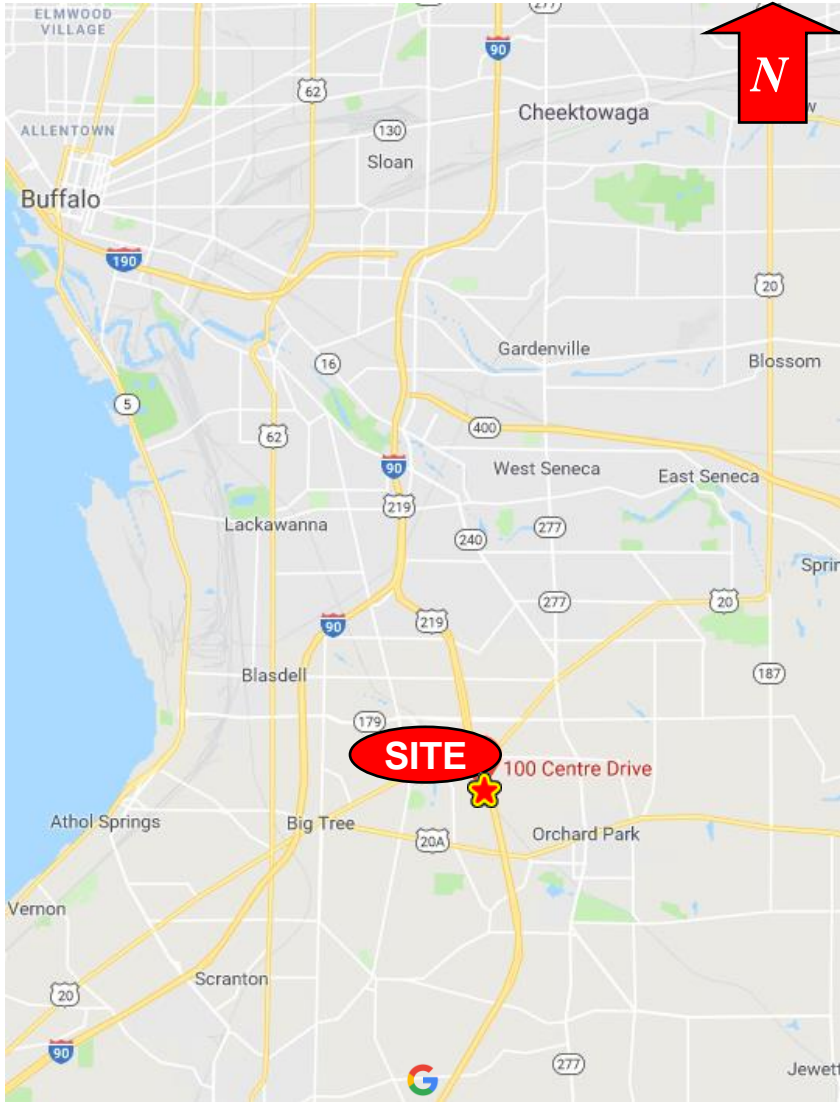
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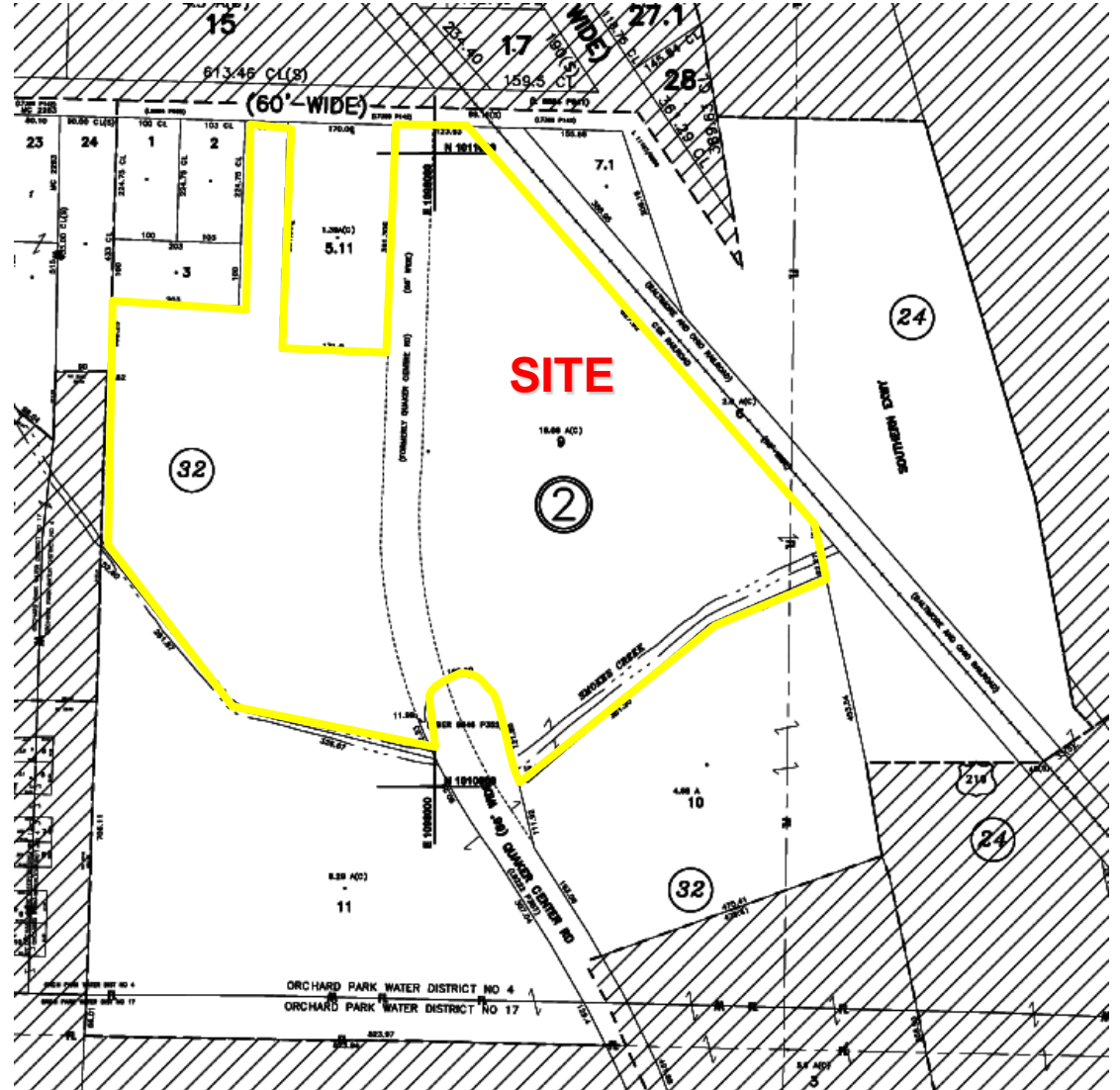
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,615	38,247	115,322
Average Household Income	\$89,297	\$93,773	\$82,239

FOR LEASE
100 Centre Drive
 Orchard Park, New York



Location Map



Tax Map

FOR LEASE

100 Centre Drive

Orchard Park, New York

QUAKER CENTRE INDUSTRIAL PARK, ORCHARD PARK, NY 14127



Site Plan



Floor Plan