

FOR LEASE **100 Centre Drive**

Orchard Park, New York

• 3600 Amp / 3 Phase / 480V /

Proximate to NYS Thruway

Minutes to Downtown Buffalo

• Twenty-three (23) minutes to

distribution, Manufacturing,

Buffalo Niagara International

and Canadian Border

Ideal for: warehouse /

· Located just off of the

219 Expressway

I-90 and I-190

Airport

assembly

ORCHARD PARK INDUSTRIAL OPPORTUNITY

154,511 SF INDUSTRIAL / MANUFACTURING FOR LEASE

270

BUILDING FEATURES	
Building Size	154,511 <u>+</u> Sq. Ft. (Divisible)
Lot Size	16.50 <u>+</u> Acres
Parking	300 <u>+</u> 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

For more information, contact: **RICHARD J. SCHECHTER Associate Real Estate Broker** 716.316.4040 - cell rschechter@pyramidbrokerage.com

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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

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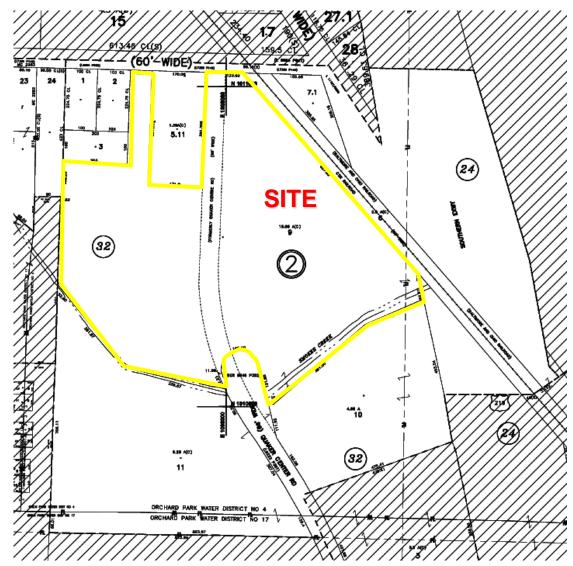
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Location Map

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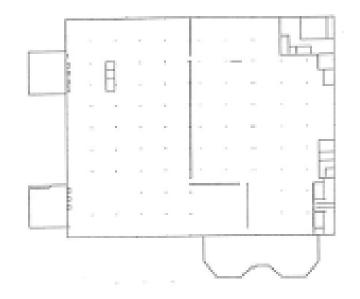
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QUAKER CENTRE INDUSTRIAL PARK, ORCHARD PARK, NY 14127





Site Plan

Floor Plan

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