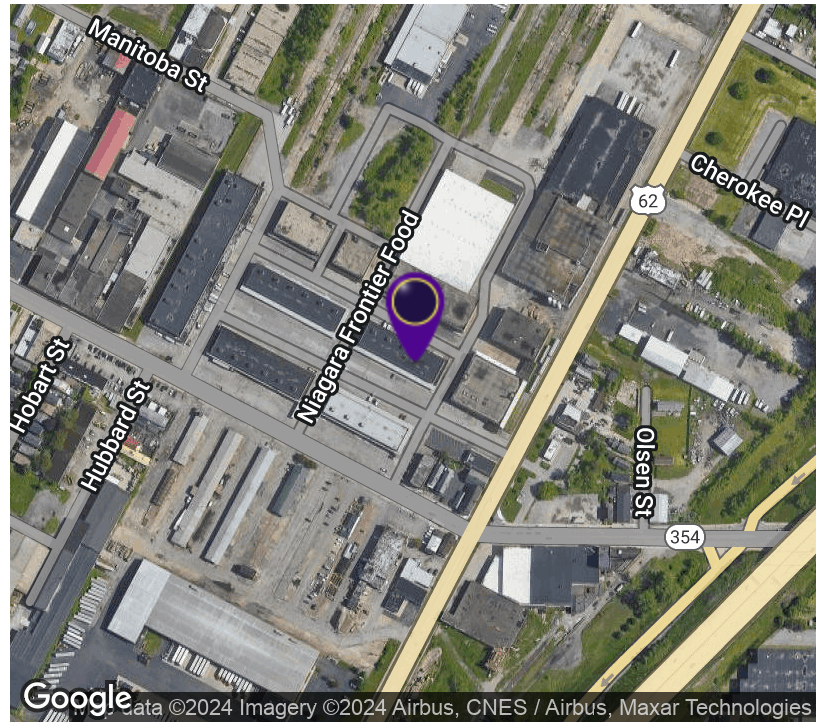


5 Retail/Warehouse Spaces available in the Niagara Frontier Food Terminal  
1500 Clinton Street, Buffalo, NY 14206



### OFFERING SUMMARY

|                |                                      |
|----------------|--------------------------------------|
| Available SF:  | 1,100 - 4,640 SF                     |
| Lease Rate:    | \$900.00 - 2,900.00<br>SF/yr (Gross) |
| Lot Size:      | 4.0 Acres                            |
| Year Built:    | 1929                                 |
| Building Size: | 11,180 SF                            |
| Zoning:        | Commercial/Industrial                |

### PROPERTY OVERVIEW

This iconic building located in the Clinton/Bailey business district, has great location and is easily accessible from anywhere in the Greater Buffalo Area. With plenty of parking and all spaces are newly renovated. The NFFT is trying to create it's own retail/artisans and culinary businesses. Open Floor Plans and plenty of space for storage these spaces are ideal for a workshop/retail location with the advantage of being able to profit from the other tenants. All spaces have been totally renovated and most are in move in condition. The landlord will retro fit space to meet the future tenants needs or desires.

### LOCATION OVERVIEW

This wonderful and iconic building is located on the corner of Clinton St. and Bailey Ave. in the heart of Buffalo NY. Seconds from Interstate 90, 5 minutes to downtown Buffalo. Less than 5 minutes to the Buffalo Niagara International Airport. Less than 10 minutes from the Peace Bridge. 20 minutes to most First & Second ring suburbs.



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### PROPERTY HIGHLIGHTS

- 12-13' Ceiling Heights
- Truck Docks in back, 10' loading docks in front
- 24' x 24' column spacing, 24' dock widths
- Freight elevators servicing each unit on all 3 floors
- Fireproof Building
- Heavy Utilities, 3 Phase Power
- Nighttime Security Service
- On-Demand maintenance and consistent snow removal
- Plenty of Parking

### DEMOGRAPHICS

|                   | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 4,967      | 26,227    | 73,769    |
| Total Population  | 10,579     | 51,081    | 138,140   |
| Average HH Income | \$273,761  | \$194,582 | \$176,206 |



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## LEASE SPACES

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### LEASE INFORMATION

|              |                  |             |                             |
|--------------|------------------|-------------|-----------------------------|
| Lease Type:  | Gross            | Lease Term: | 36 months                   |
| Total Space: | 1,100 - 4,640 SF | Lease Rate: | \$900.00 - \$2,900.00 SF/yr |

### AVAILABLE SPACES

| SUITE                    | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE       | DESCRIPTION  |
|--------------------------|-----------|-----------|------------|------------------|--|
| Units 142-146 Building 2 | Available | 4,640 SF  | Gross      | \$2,900.00 SF/yr | Rent is after a "basic" buildout                     |
| Unit 169                 | Available | 1,680 SF  | Gross      | \$1,250.00 SF/yr | Rent is for current "built out" state                |
| Unit 163                 | Available | 3,360 SF  | Gross      | \$1,750.00 SF/yr | Rent is for "built out" lower + cold warehouse upper |
| Unit 177 Suite 203       | Available | 1,100 SF  | Gross      | \$1,000.00 SF/yr | -  |
| Unit 146 Upper           | Available | 1,680 SF  | Gross      | \$900.00 SF/yr   | Rent is after a "basic" buildout                     |



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## ADDITIONAL PHOTOS

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## LOCATION MAP

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