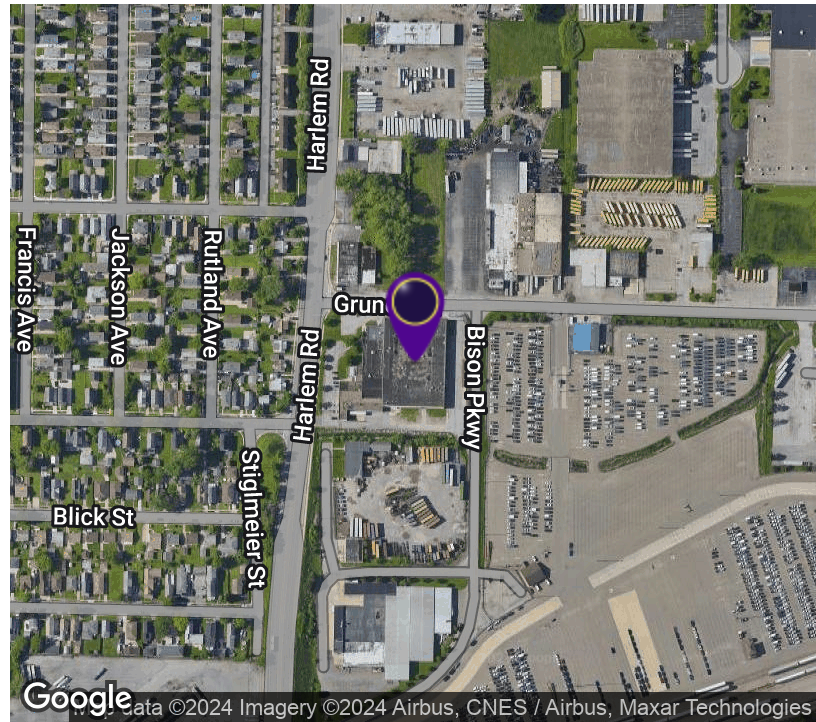


# 2,500+/- Office Space Available

1885 Harlem Road, Buffalo, NY 14212



## OFFERING SUMMARY

Available SF:	2,500 SF
Lease Rate:	\$6.00 SF/yr (\$2.50 CAM psf)
Lot Size:	3.36 Acres
Year Built:	1960
Building Size:	65,000 SF
Renovated:	2023
Zoning:	M-1

## PROPERTY OVERVIEW

Excellent warehouse space available for lease. This 65,000+/- SF warehouse building is located in an ideal location centrally located from all major interstates, Downtown Buffalo, and ample other businesses. This building has approximately 2,500 +/- SF of office space located in the front of the building. There are 3 private offices, open space, bathroom, and three accessible entrances at the front of the building with front vestibule and waiting area. For more information, please contact John Weber with Recckio Real Estate at [John@Recckio.com](mailto:John@Recckio.com).

## LOCATION OVERVIEW

Located on the corner of Harlem and Gruner Road near NYS Thruway I-90 Walden Avenue on/off ramps.

## PROPERTY HIGHLIGHTS

- 65,000+/- SF Warehouse
- Centrally located
- Approximately 2,500 +/- SF of Office Space
- 3 private offices
- 3.36 Acres
- Zoned M-1



**RICK RECCKIO**  
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4455 TRANSIT ROAD, SUITE 3B  
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ADDITIONAL PHOTOS

# 2,500+/- Office Space Available

1885 Harlem Road, Buffalo, NY 14212



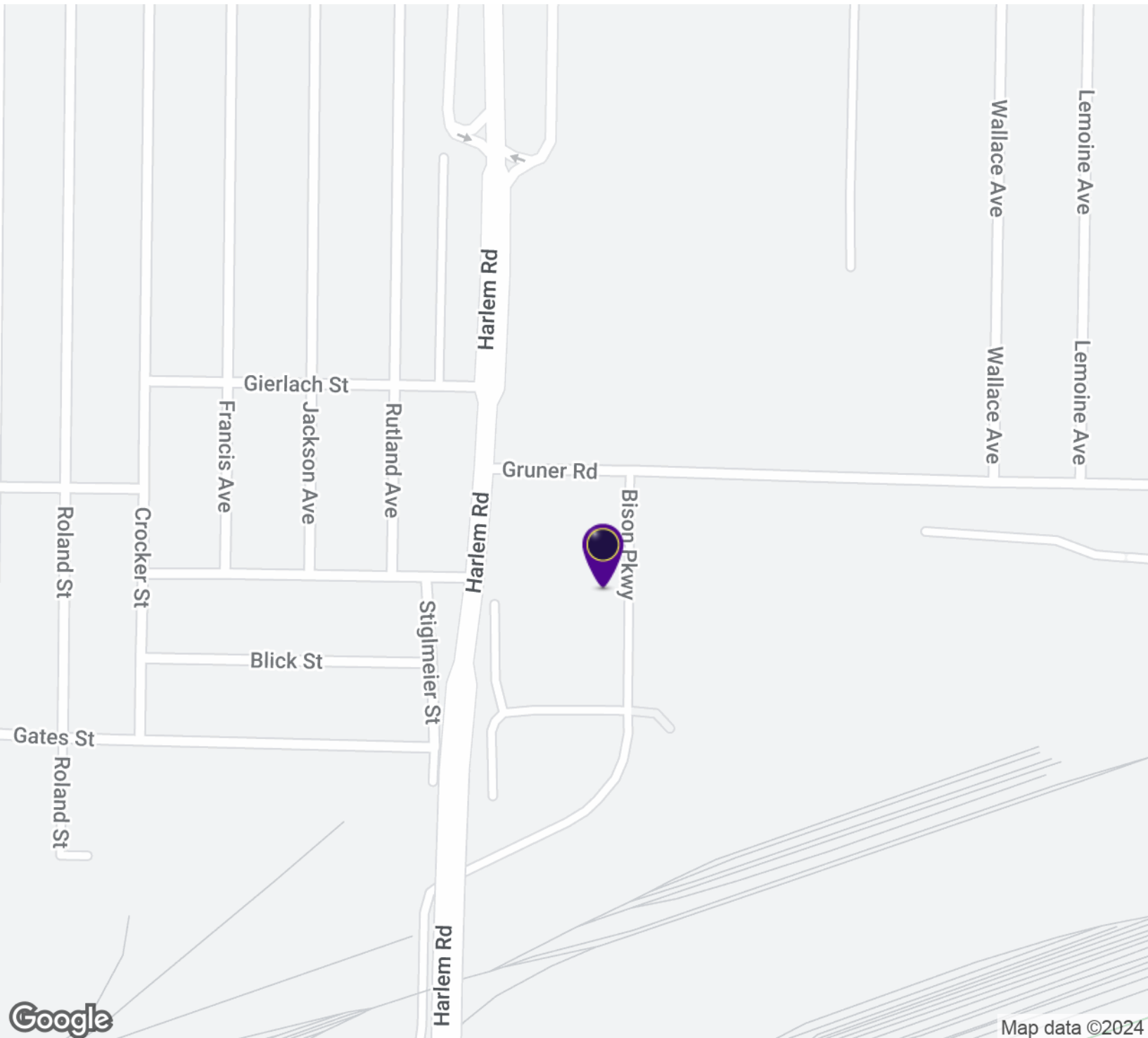
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## LOCATION MAP

# 2,500+/- Office Space Available

1885 Harlem Road, Buffalo, NY 14212

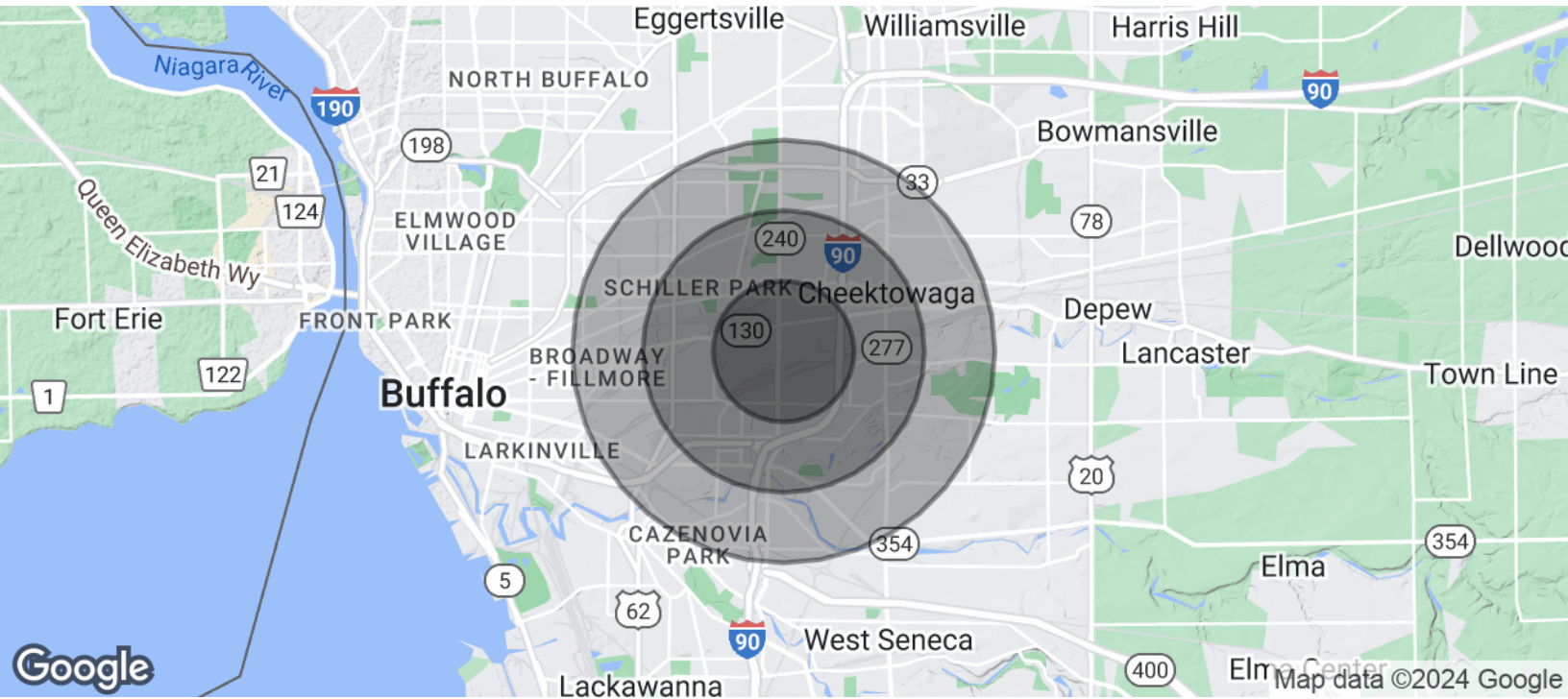


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# 2,500+/- Office Space Available

1885 Harlem Road, Buffalo, NY 14212



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,754	43,775	106,822
Average Age	42.6	39.9	38.3
Average Age (Male)	40.2	37.9	36.1
Average Age (Female)	44.3	41.3	39.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,274	22,165	53,977
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$63,599	\$50,223	\$47,171
Average House Value	\$94,278	\$90,277	\$86,491

2020 American Community Survey (ACS)



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