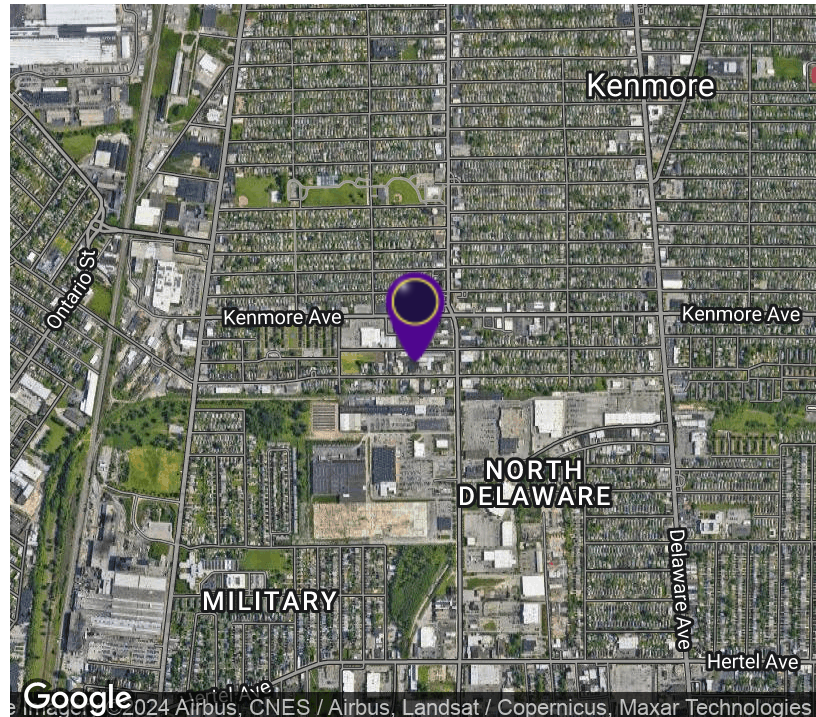


Warehouse-Storage

285 Hinman Avenue, Buffalo, NY 14216



OFFERING SUMMARY

Available SF: 5,000 - 20,000 SF

Lease Rate: \$6.95 SF/yr (Gross)

Lot Size: 1.1 Acres

Year Built: 1935

Building Size: 20,000 SF

Zoning: Commercial

PROPERTY OVERVIEW

Available from 5,000 Sq. Ft. up to 20,000 Sq. Ft. Prime North Buffalo area industrial facility for lease. 41,549 SF on a lot measuring 1.1 Acres. Ideal for: warehouse, distribution, dry storage, business requiring showroom, component. Asking \$6.95 Sq. Ft. fully gross lease includes all utilities. Also available is a stand-alone 100% remodeled office/retail building.

LOCATION OVERVIEW

Many area amenities including shopping, restaurants, banks, and service businesses located nearby. Short walk to NFTA bus line on Elmwood Avenue. Easy access to NYS Thruway I-90 and Route 33 Kensington Expressway.

PROPERTY HIGHLIGHTS

- Many Amenities Including Shopping, Restaurants, Banks, and Service Businesses Nearby
- Close Proximity to the NFTA Bus Station, NYS Thruway, and RT. 33 Kensington Expressway
- Electricity/Power - 400A 208/120V 3Ph
- Excellent Location



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

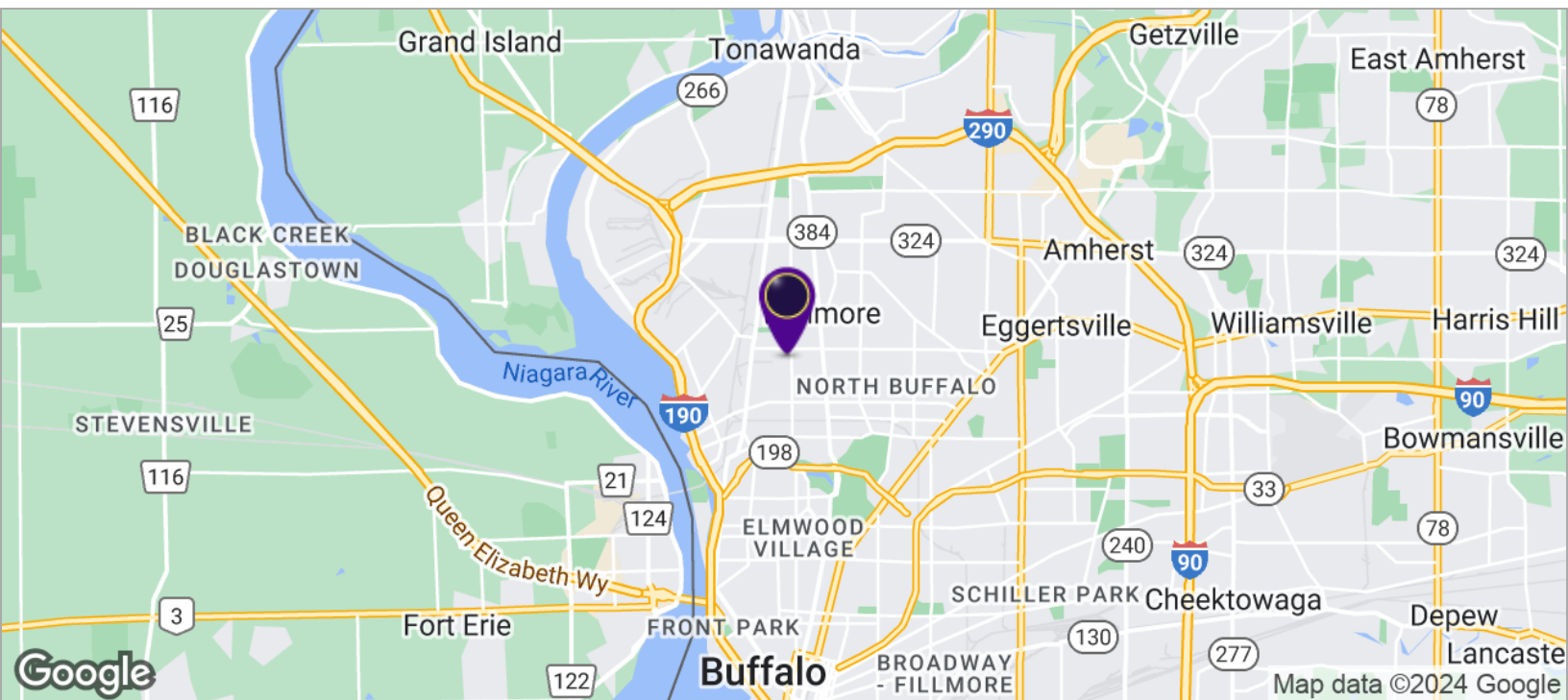
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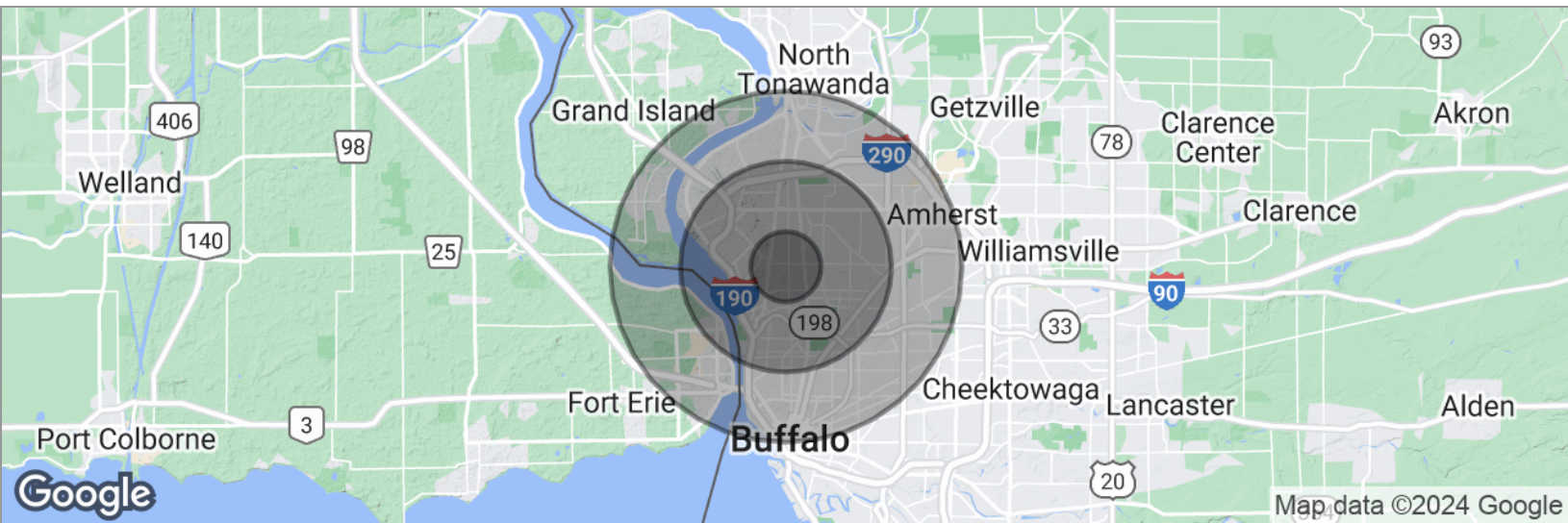
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	21,227	160,212	360,947
Median age	35.0	37.2	36.7
Median age (Male)	32.3	35.6	34.6
Median age (Female)	38.0	38.8	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	9,404	68,534	154,799
# of persons per HH	2.3	2.3	2.3
Average HH income	\$46,030	\$56,991	\$50,642
Average house value	\$91,497	\$151,549	\$136,257

* Demographic data derived from 2020 ACS - US Census



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