FOR LEASE

85 Woodridge Drive, Amherst, NY 14228





For Additional information or to arrange a tour call:

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Brassel Commercial Realty and Blake Commercial R.E. Group are pleased to present this all "brick" outstanding Office/Manuf/Whrse facility. Features include:

- 21,428 square feet (13,600
 Warehouse, 7,828 Office)
- Immediate access to I-290 & I-990
- Truck Docks: (2) 10'H x 9'W (room for 3rd) – includes levelers and dock pads—
 Grade Door: (1) 14'H x 12'W
- Column Spacing: 40 x 40
- Clear Height: 18'6"
- Power: 600 AMP/480/230V– 3PH
- LED lighting throughout excellent candle power

- Heavy 6" floors
- Compressed Air
- Racking: (3) high can be included
- Amply On-Site Parking well lit
- Roof and HVAC both 5 years new
- RE Taxes: \$1.41/sf
- Available 30 days
- Extremely clean facility ideal for high end manufacturer or warehouse for high quality products

**This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warrantpor representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction be suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.