

# FOR LEASE

***85 Woodridge Drive, Amherst, NY 14228***



***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 3<sup>rd</sup>) – 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
- Ample 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

**For Additional information or to arrange a tour call:**

**Steve Blake (716) 310-1020**

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**Larry Brassel (716) 631-5309**

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