



259 Chicago St.

Buffalo, NY 14204

10,000 SF Industrial Building For Sale. 10,000 SF building consisting of 5,000 SF of warehouse space, 3,000 SF of light-manufacturing space, and 2,000 SF of office space. 12'9" clear height. 1 overhead door allowing access to the warehouse. Substantial renovations in 2008 including completely redone office. 15 plus parking spaces on-site. Fenced yard.

Ideal Use: Opportunity suitable for a variety of light industrial uses – Contractors, Light Fabrication/Assembly, and Light Manufacturing.

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Location + Site Aerial

Proximate to I-190 on/off ramps;
excellent regional access.
Great location near the Seneca
Buffalo Creek Casino, Nissah
Medical Technologies, KeyBank
Center, Lamar Advertising of
Buffalo, and many local
restaurants.

**The right location for
your business!**

