

FOR LEASE

23,625 SF Industrial Building

1800 Broadway, Building 6, Buffalo, NY 14212



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Richard Wadsworth

Real Estate Salesperson

C: 716.239.5764

RichardWadsworth@HannaCRE.com

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PROPERTY HIGHLIGHTS:

- 23,625 SF of industrial space
- Outdoor yard storage available
- 400-amp, 480-volt, three-phase electrical service
- 19' clear height
- (2) 14' H × 11' W grade-level doors
- Five dock-high doors
- Lease rate \$6.85 per SF, modified gross
- Available December 1st, possibility of early occupancy

LOCATION MAP:



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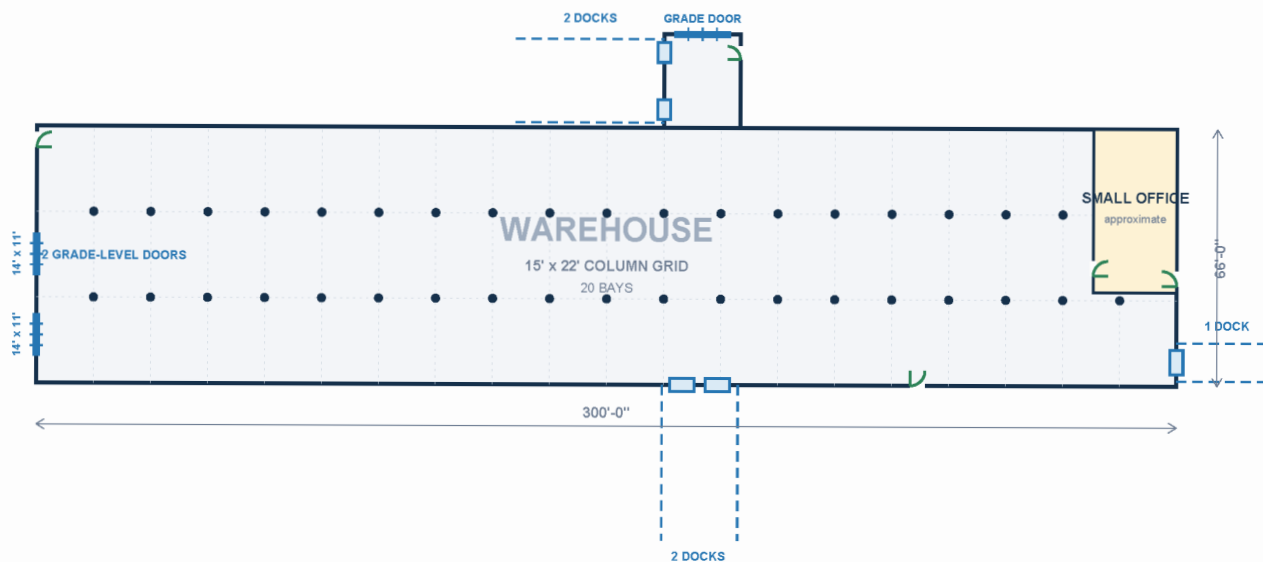
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FLOOR PLAN:



BUILDING FEATURES

- Five dock-high loading doors
- Two 14' H x 11' W grade-level doors
- Additional grade door at bump-out
- 19' clear height; 23' to roof deck
- 400A, 480V, 3-phase electric service
- Small demised office and man doors

LEGEND ● Column □ Dock-high door — Grade-level door U Man door

Conceptual plan based on field sketch. Dimensions, openings, and office configuration must be field verified.

Prepared August 5, 2026



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