

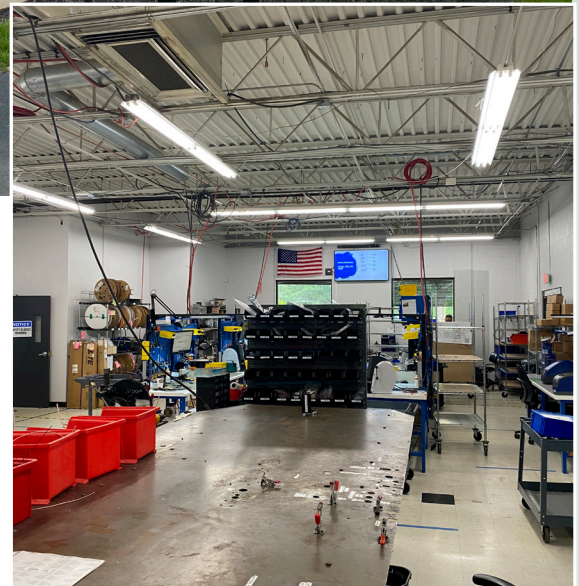
**FOR SALE  
OR LEASE**

**15,000 Sq. Ft. Light Assembly and Office Space  
11 Cobham Drive, Orchard Park, NY 14127**



## **PROPERTY HIGHLIGHTS**

- 15,000 sq. ft. building with half light assembly, half office space
- 3.45 acres
- Building can be easily divided for multi-tenant use
- 12 ft. overhead grade door with space for semi truck loading
- 480 Volt 3 Phase Power
- Spacious executive offices, cube space and conference rooms
- Located in the Quaker Center Office Park near Route 219 access
- Asking Price \$1,700,000
- Lease option available at \$12 sq. ft. triple net



**HANNA**  
COMMERCIAL REAL ESTATE

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.

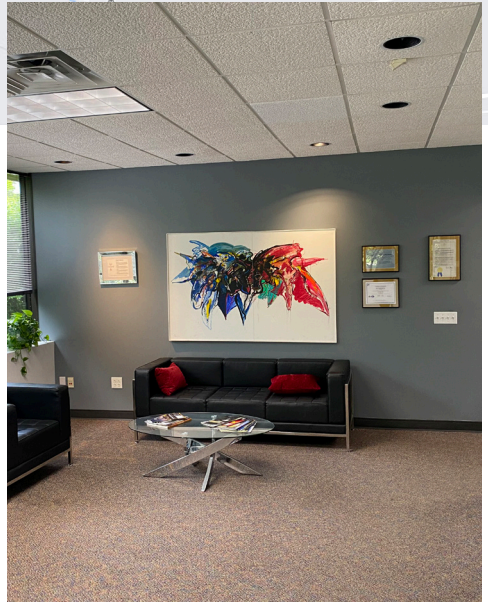
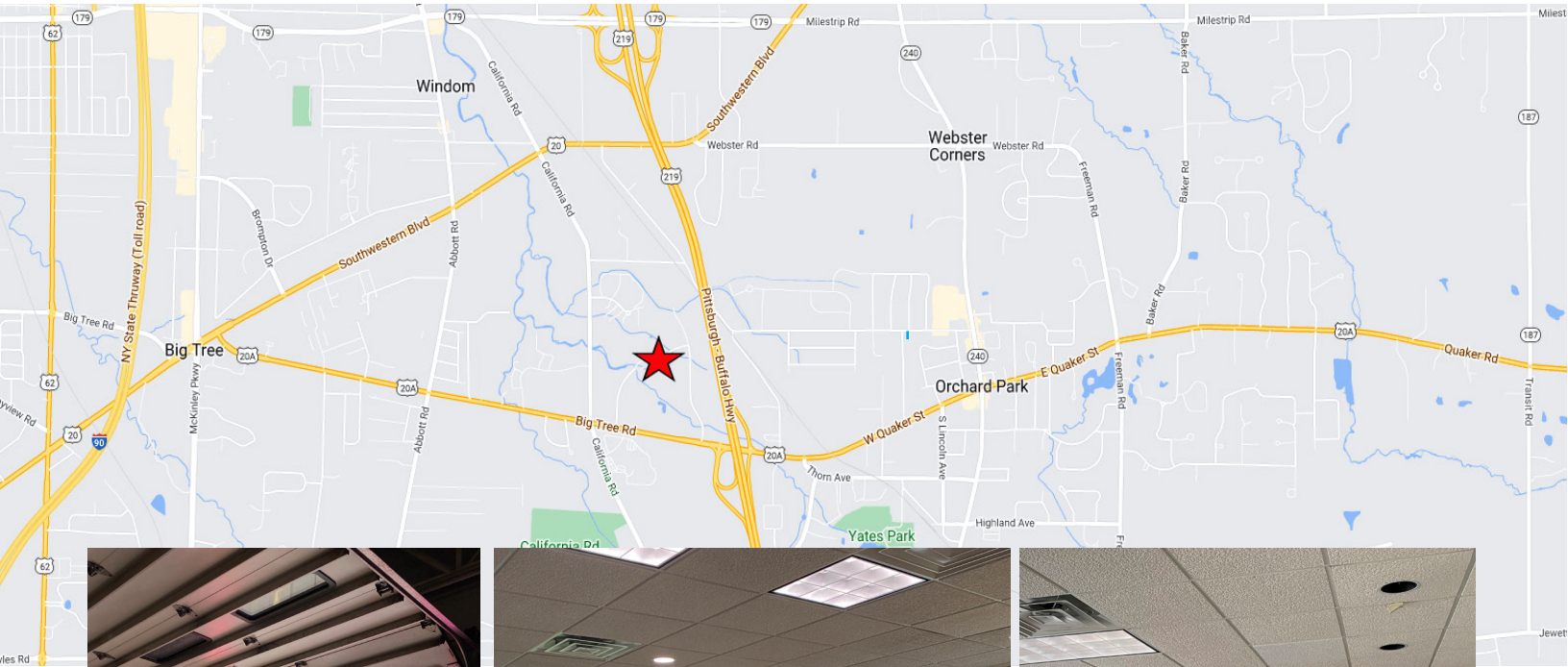
**Joseph Deck, SIOR**  
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