

# FOR LEASE

18,650 Sq. Ft. Warehouse and Office Space  
19 Cobham Drive, Orchard Park, NY 14127



## PROPERTY HIGHLIGHTS

- 18,650 sq. ft. building for lease
- 15,650 sq. ft. warehouse; 3,000 office
- Loading dock door and grade level door
- 13 ft. ceiling height
- Large parking lot with room to expand
- Located in the Quaker Center Office Park near Route 219 access
- 480 volt 3 phase power
- Office space move in ready
- Lease Rate \$8.50 NNN



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.

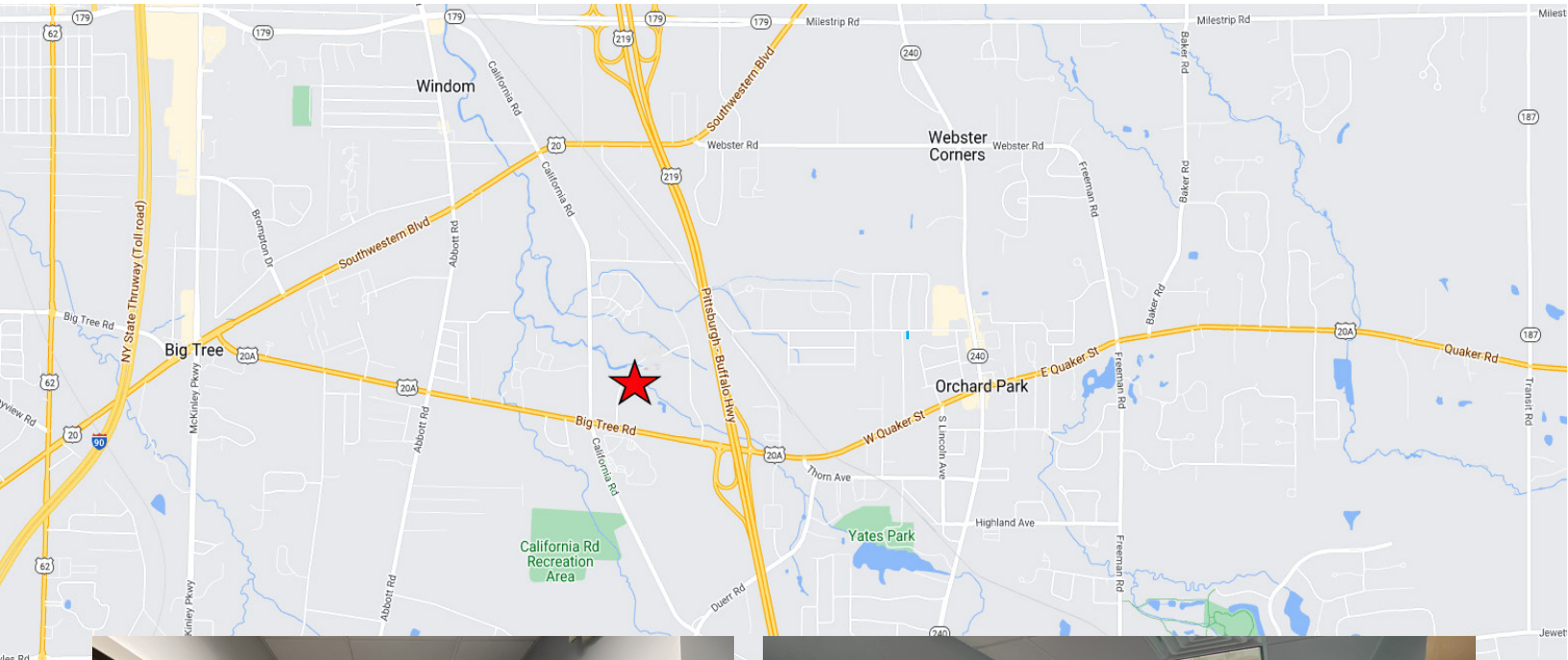
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**HANNA**  
COMMERCIAL REAL ESTATE

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