



Available

Building Specifications

- Available Space: ~46,711 SF
- Warehouse Space: ~23,811 SF
- Office Space: ~22,900 SF
- Acreage: 8.29 acres
- Ceiling Heights: Warehouse: 19' 9" clear; Office: 9' drop ceiling
- Column Spacing: 30' x 30'
- Loading Docks: Eight (8) total doors: One (1) 8' x 8' manual grade level door; One (1) 12' x 12' manual grade level door; and Six (6) 8' x 8' manual dock high loading doors, with levelers and weather seals
- Sprinklers: Standard Wet Pipe System
- Construction: Floor: 5" concrete slab; Walls: Warehouse - Precast concrete panels; Columns: 8" steel H
- Utilities: Supplied by National Grid; 600V/800amp service with a Caterpillar diesel fueled back-up generator
- Lighting: Warehouse: Metal Halide; Office: Recessed Florescent
- Year Built: Circa 1987
- Parking: ~269 car spaces
- Zoning: Industrial 1

**~46,711 SF Available on
8.29 acres**

**13 Centre Drive,
Orchard Park, NY**

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LOCATION OVERVIEW

Located in a corporate park setting and less than 1 mile from Route 219, and approximately 4 miles from I-90.

KEY DISTANCES

13 Miles to Buffalo

80 Miles to Rochester

113 Miles to Toronto

155 Miles to Syracuse

296 Miles to Albany

362 Miles to New York City

404 Miles to Hartford

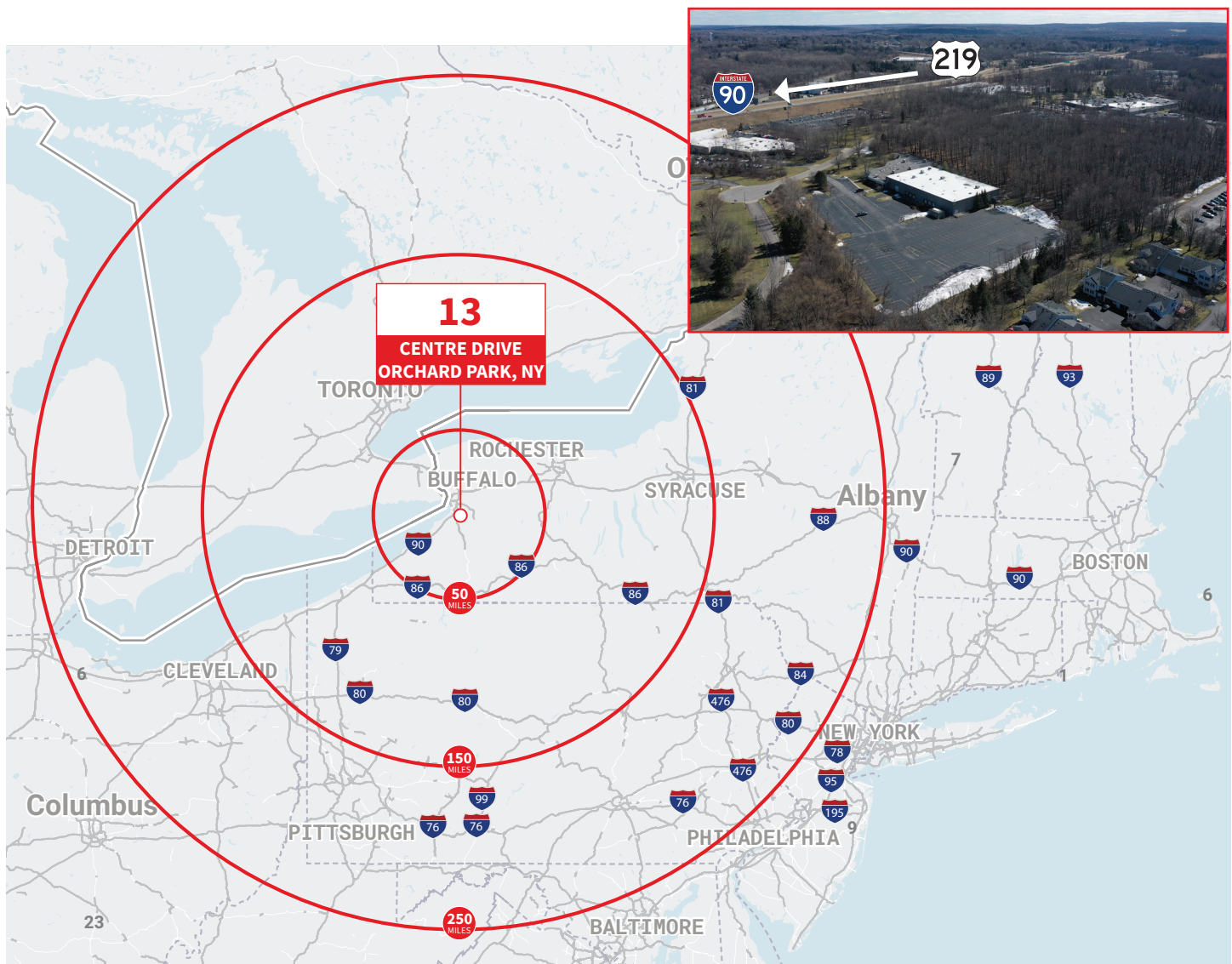
461 Miles to Boston

POPULATION STATISTICS

50-mile radius
Total population: 1,435,287

150-mile radius
Total population: 5,719,947

250-mile radius
Total population: 25,971,088



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