

# 295 Fire Tower Drive

Tonawanda, New York 14150



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# For Lease

21,500 sq. ft. of contiguous industrial space located minutes from downtown Buffalo and the U.S.-Canada border near the I-290 and I-190 interchange in Tonawanda, New York.

### Property Highlights

- + **Suite B:** 21,500 SF of clear span industrial space featuring 16' clear height and a 14' grade door. The suite has undergone recent renovations to add a newly constructed small office space and restrooms with load bearing mezzanine and a new loading dock.
- + Zoning: MU-I Mixed Use Industrial (Town of Tonawanda)
- + Power: Three-Phase/480V/200A (can be upgraded)
- + Many new upgrades and renovations including new heating units, LED lighting, office spaces, and flooring
- + 1.7 mi. to I-190 (via Grand Island Blvd.)
- + Minutes to the U.S.-Canada border — 10 mi. to Peace Bridge; 22 mi. to Lewiston-Queenston Bridge
- + Lease Rate: \$8.25/SF plus gas. Lease rate is inclusive of electric, CAM, and property taxes.





Suite B



Suite B



Suite B

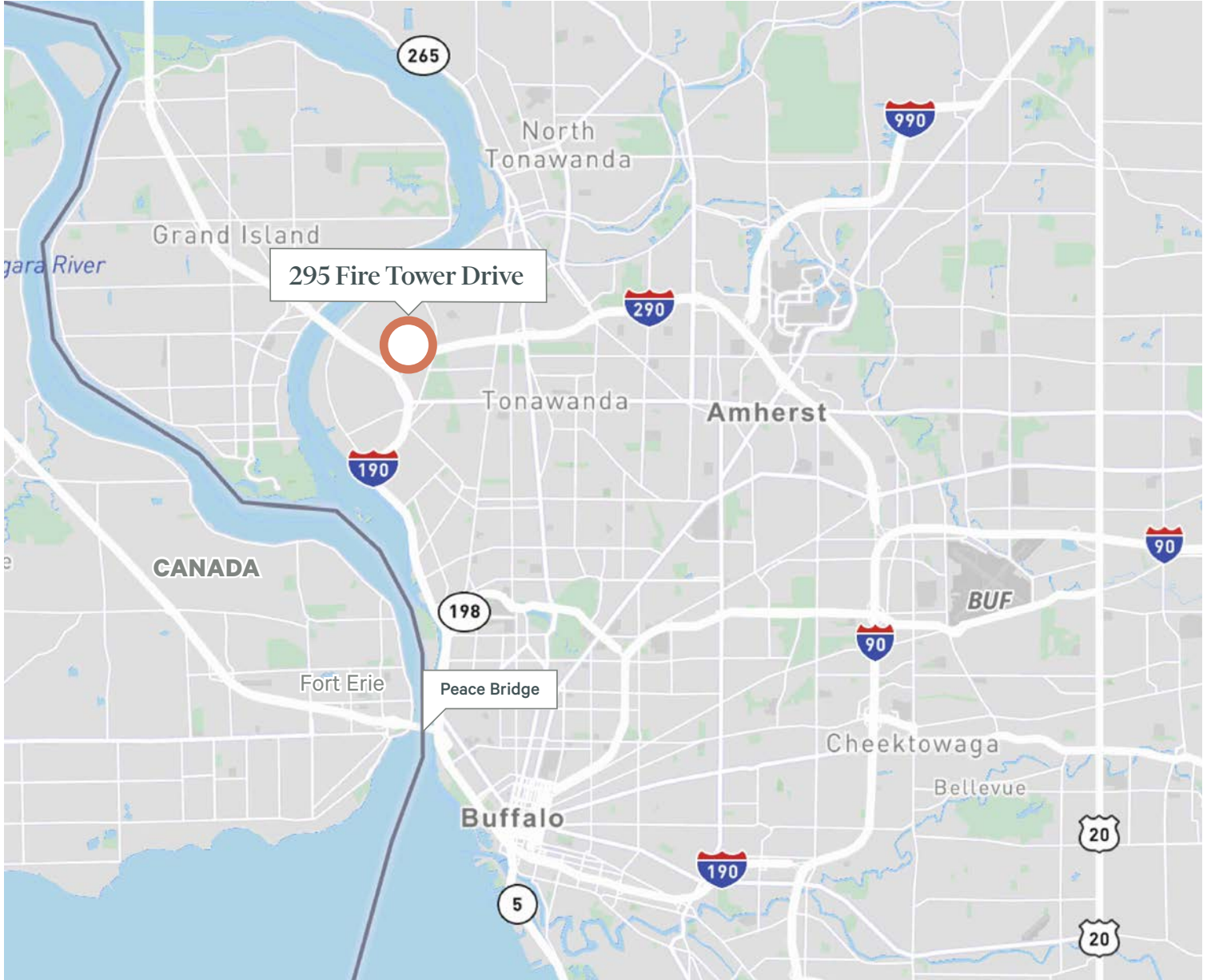


Suite B

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## Contact Us

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