

CHEEKTOWAGA :: NEW YORK

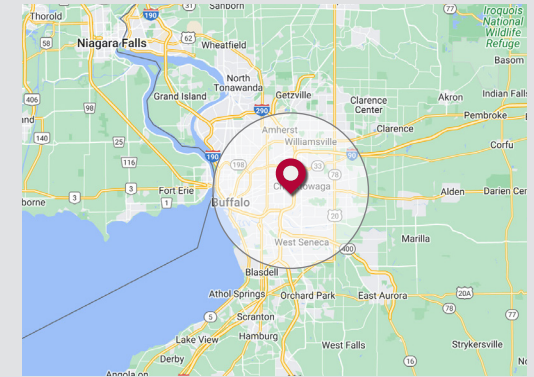
BENBRO PARK

55 Benbro Drive | Cheektowaga, NY 14225

AVAILABLE FOR LEASE
300,000 SF CLASS-A
FLEX CAMPUS



LOCATION



Latitude: 42.910812 Longitude: -78.735223

DEMOGRAPHICS

POPULATION

475,416
7 MILES

DAYTIME POP

497,909
7 MILES

BUSINESSES

15,520
7 MILES

EMPLOYEES

252,590
7 MILES

AVERAGE HHI

\$97,715
7 MILES

HOUSEHOLDS

206,669
7 MILES

Buffalo MSA: 1.16M

BENDERSON
DEVELOPMENT
1134 | REV-07.27.26

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PROPERTY HIGHLIGHTS

- Ideal setting for office, R&D, warehouse distribution and manufacturing
- Prime location just off Walden Ave
- 1 mile from I-90 (exit 52A), connecting to all areas of WNY and International Bridges to Canada
- Minutes to Buffalo Niagara International Airport, Downtown Buffalo and Peace Bridge to Canada
- Collection of 15, one-story buildings totaling approximately 300,000 SF
- Well established flex campus
- East accessibility and great visibility from Walden Ave.
- Generous surface parking and truck staging areas
- Block and steel construction
- Three phase power
- Dock high and grade-level loading
- Will sub-divide or configure to suit