



# Rosina Complex - French Road

CHEEKTOWAGA, NY 14227

## Property Type

Mix of Manufacturing, Retail, and Office

## Available Area

### Main Building:

170 French | 35 & 75 Industrial

68,900 SF

### Retail Plaza:

160 French Road

5,755 SF

### Flex Warehouse:

210 French

51,350 SF

### Office Building:

15 Industrial Rd

2,760 SF

### Office/Flex with Commercial Kitchen:

109 Industrial

9,120 SF

## Overview

Centrally located Industrial Complex situated on 6 acres with close proximity to I-90

## Property Highlights

### Main Building:

Over 30,000 SF of food processing cooler and freezer space, 14,000 SF office and support, robust ammonia cooled, refrigeration system, 4 dock height doors with levelers in rear of building and 1 covered dock height door facing French Road, approximately 39 feet under cover, clear heights vary from 18' to 22'.

### Retail Plaza:

Approximately 7 suites ranging in size from 780 to 925 SF each

### Flex Warehouse:

14' clear height in warehouse with approximately 6,600 SF of office facing French Road, 1 dock height door, 2 grade doors.

### Office Building:

Freestanding office building available with open bullpen area, private offices and kitchenette.

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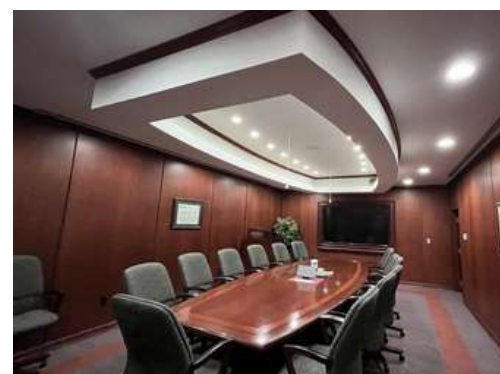
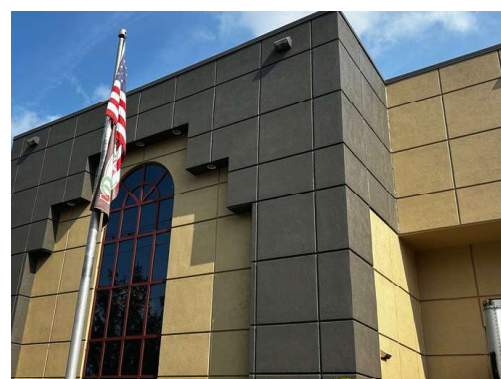
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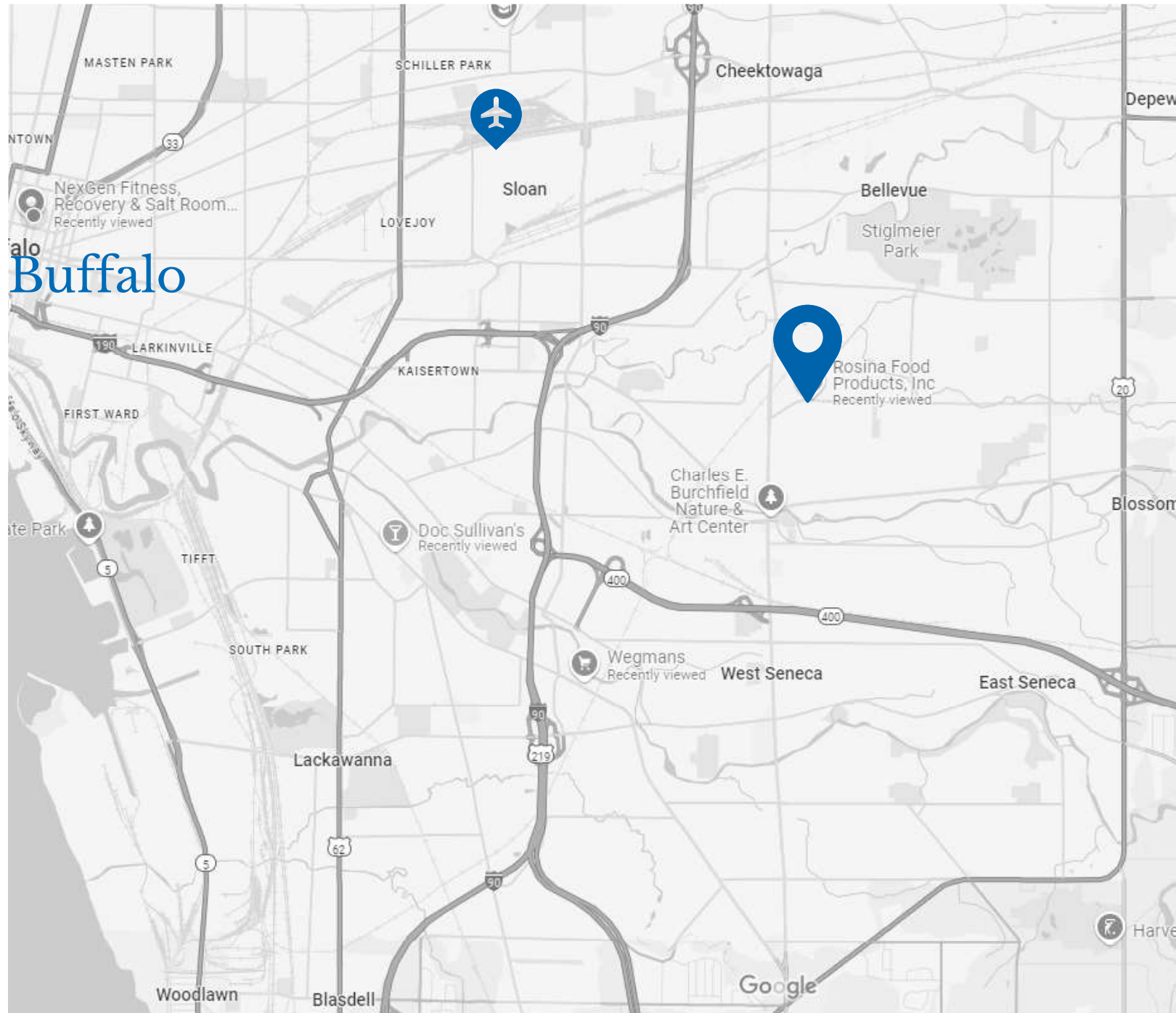
# Rosina Foods

CHEEKTOWAGA, NY 14227

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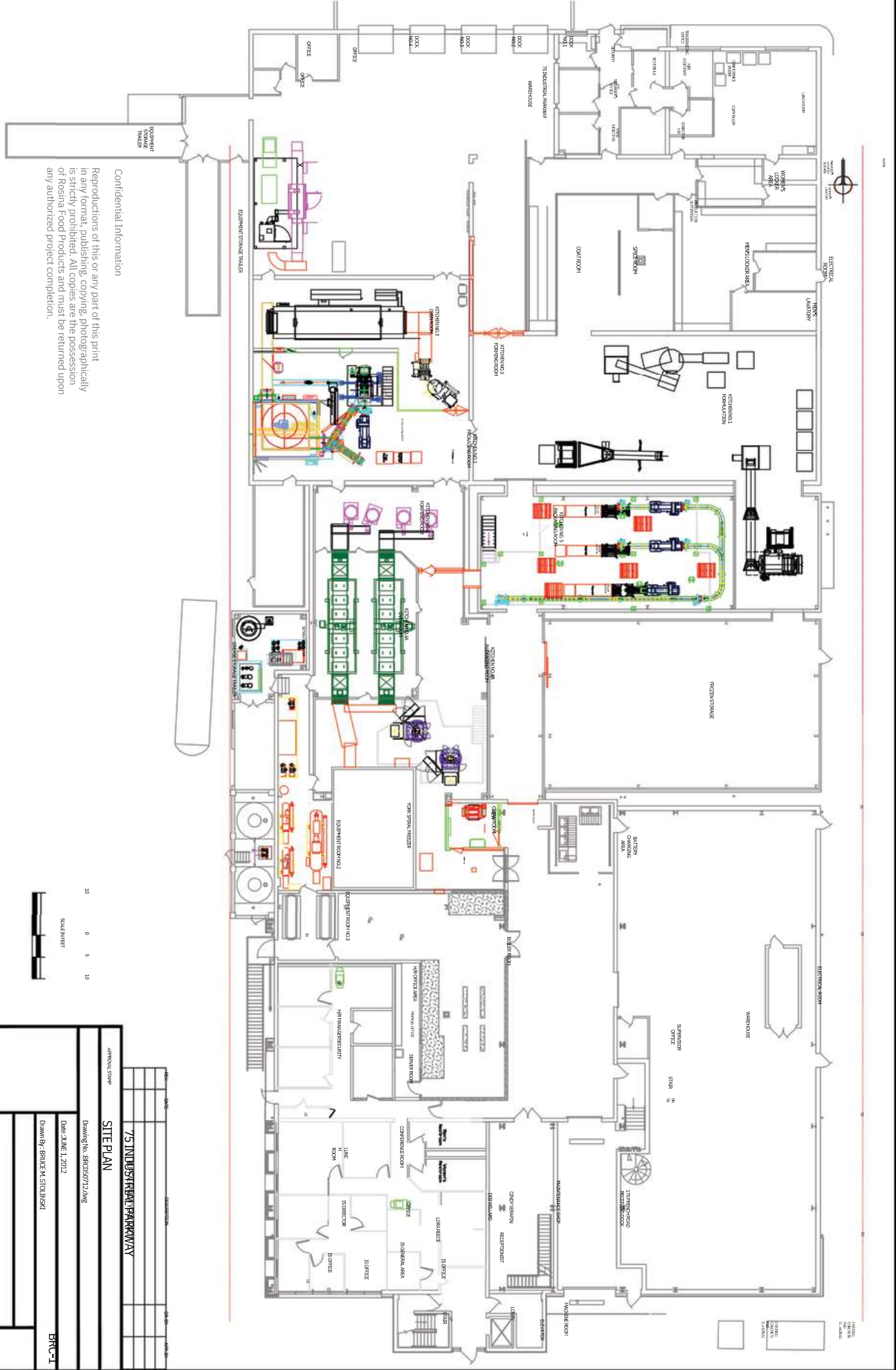
# Rosina Foods Location





# Equipment Plan

## 170 French Road



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Confidential Information



NO.	DATE	DESCRIPTION	BY	APP'D BY

### 75 INDUSTRIAL PARKWAY

### SITE PLAN

Drawing No. BRCS050722.dwg

Date: JUNE 7, 2012

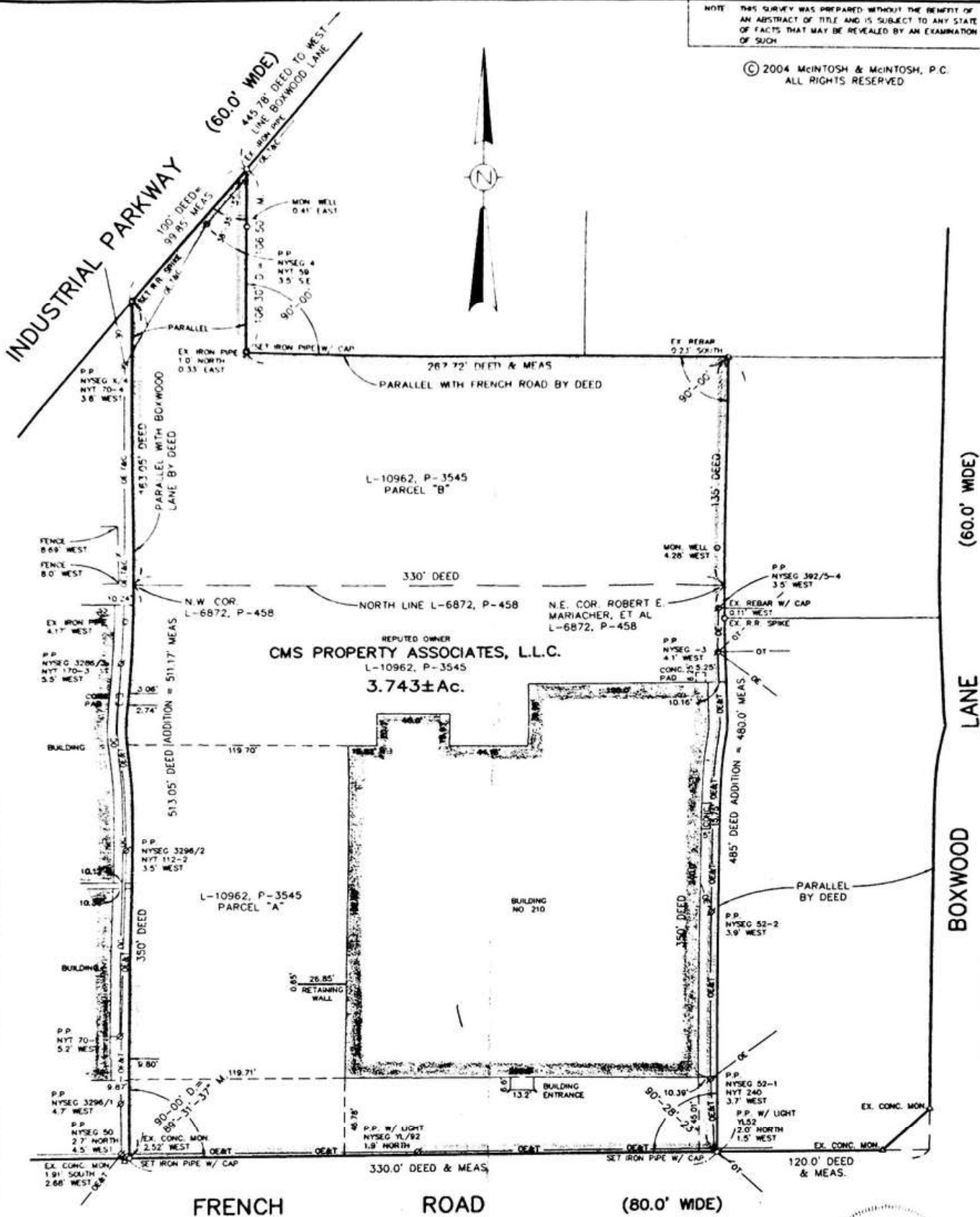
Drawn By: BRUCE W. STOLINSKI

BR-1



NOTE THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

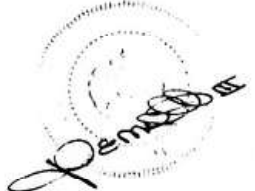
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REPUTED OWNER  
**CMS PROPERTY ASSOCIATES, L.L.C.**  
L-10962, P-3545  
**3.743± Ac.**

210 French Road  
Survey

**McINTOSH & McINTOSH, P.C.**  
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS  
LOCKPORT, NEW YORK      BUFFALO, NEW YORK  
PHONE 434-9138      PHONE 625-8360



**NEWMARK**  
CIMINELLI

RESURVEY	REVISION

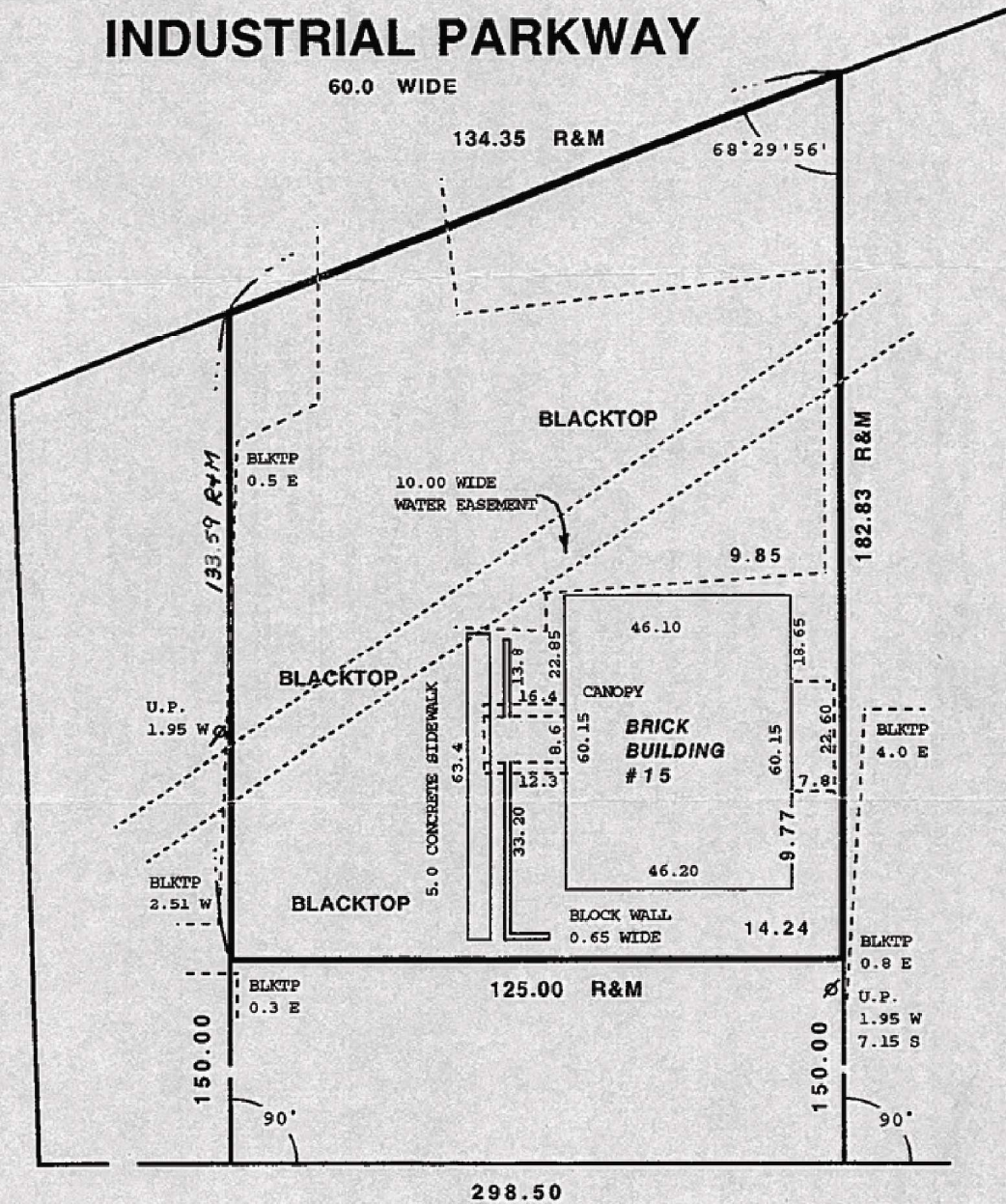
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SURVEY OF PART OF LOT-90, BUFFALO CREEK RESERVATION, TWP.-10, R.-7, HOLLAND PURCHASE	
LOCATION	TOWN OF CHEEKTOWAGA, ERIE COUNTY, NEW YORK
JOB No.	7119
SCALE:	1" = 50'
DATE:	OCTOBER 1, 2004
DRAWN	MAS
COMP.	GNZ
DESC.	
CHECKED	7119.DWG

**SURVEY REQUESTED BY:**  
**RICHARD ROSCHE**  
**640 STATLER TOWERS**  
**BUFFALO, NY 14202**  
**(716) 842-1400**

# INDUSTRIAL PARKWAY

**AZALEA LANE**  
 80.0 WIDE



# FRENCH ROAD

THIS MAP VOID UNLESS EMBOSSED

**NOTE:**  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF RECORDS.

WE TRUST YOU WILL LIKE OUR DRAWING SURVEYORS SEAL. ALTERATION OF THIS MAP IS A VIOLATION OF THE LAW. SEE PT. AS PROVIDED IN SECTION 7200 PART 1 OF THE NEW YORK STATE EDUCATION LAW.

O.L. - ON LINE    P.C. - POINT OF CURVATURE    ENC. - ENCLOSED PORCH    REC. - RECORDED MEASUREMENT    MEAS. - MEASURED DISTANCE    P.O.B. - POINT OF BEGINNING

## WESTERN NEW YORK ENTERPRISES

**NIAGARA COUNTY OFFICE**

**ERIE COUNTY OFFICE**

1333 STRAD AVENUE NORTH TONAWANDA NEW YORK 14120    642 STATLER TOWERS, BUFFALO, NEW YORK 14202  
 (716) 695-7408    (716) 854-1535

LOCATION: TOWN OF CHEEKTOWAGA	RESURVEYED
ADDRESS: 15 INDUSTRIAL PARKWAY	
ERIE COUNTY, N.Y.	
PART OF LOT: 8 9    TOWNSHIP 1 0    RANGE 7	
MAP BOOK    PAGE	
SURVEYED: 3-1-90    MAP COVER	
JOB NO. 90239S    SCALE 1"= 30 FT. EPM	

*Richard Rosche*

15 Industrial Parkway  
 Survey

**NEWMARK**  
 CIMINELLI



# Rosina Foods Campus - Area Conveniences



THE RIDGE



DOC SULLIVAN'S



WALMART



NUMEROUS BUS STOPS



PICASSO'S PIZZA



WALDEN GALLERIA MALL



MERCY HOSPITAL



WEGMANS



UPS CUSTOMER CENTER