

# NIAGARA

FRONTIER FOOD TERMINAL, INC.

## SPACE AVAILABLE

*Great for commercial, retail, light industrial, or art studio space*

8,540 square feet

\$1,922/ month | \$2.70 per sqft annually

*Does not include utilities*

- Main floor: 2 Units (24' x 70')
- Second Floor: 3 Units (24' x 70')
- Freight elevator in middle of the space
- Corner of building - offers more large windows
- 118 linear feet of covered dock space
- Loading dock is enclosed with overhead doors
- At least 1 (up to 6) off-grade loading dock doors
- Basements offer 4,320 square feet of additional space that can be included for a very low rate
- Several rooms built into second floor
- First floor has small office
- Bathrooms included
- Water, gas, and electric throughout

## FEATURES

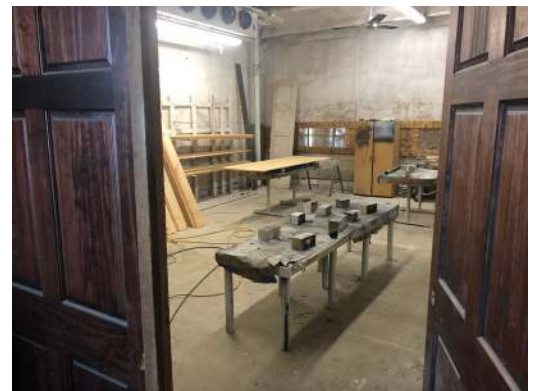
- 12-16 foot ceilings
- Large windows on second floor
- 24' x 24' column spacing
- Off-grade loading docks -10 ft width
- Covered front dock with overhead doors
- Freight elevators servicing all 3 floors
- 3 phase power
- Heavy concrete construction
- Night security service
- On demand maintenance
- Consistent snow removal
- Plenty of parking
- Only a few minutes to I-190



**1500 Clinton Street, Buffalo NY 14206**

Contact Matt Wattles: [matt@the-nfft.com](mailto:matt@the-nfft.com) OR (716) 698-2817

# Units 156 & 158



# Units 156 & 158

