

**UNION BUSINESS CENTER**  
**3232, 3242 & 3248 UNION ROAD**  
**CHEEKTOWAGA NY**

**LEASING**



Offers impeccably maintained warehouse space, centrally located within the Western New York market. Combines excellent street-side visibility, centralized location and quality space to create the ideal leasing opportunity for distributors, light manufacturers, assemblers, wholesalers and warehouse operators looking to open a new location or expand their existing business within the marketplace. Located at Union Road and Broadway in Cheektowaga, Union Business Center is within close proximity to two I-90 interchanges and just minutes away from downtown Buffalo.

## **2,153-10,000 SF OFFICE & WAREHOUSE SPACE AVAILABLE**

### PROPERTY DETAILS:

- Cost-effective, well maintained space with upgraded lighting.
- Grade level doors available in some suites.
- High visibility location with street-side exposure to 40,197 vehicles per day.
- Centrally located to the Northtowns, Southtowns and the City of Buffalo.
- M-1 industrial zoning.
- On-site parking available.



**716.633.2096 | [leasing@iskalo.com](mailto:leasing@iskalo.com) | [iskalo.com](http://iskalo.com)**

Harbinger Square, 5166 Main Street, Williamsville NY 14221