



495 Aero Dr

495 Aero Dr, Cheektowaga, NY 14225

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495 Aero Dr

\$12.00 /SF/YR



Rental Rate:	\$12.00 /SF/YR
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	C
Rentable Building Area:	20,000 SF
Year Built:	1967
Rental Rate Mo:	\$1.00 /SF/MO

1st Floor

Space Available	6,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Office
Lease Term	1 - 10 Years

We are pleased to offer Leasehold Space available at 495 Aero Drive. Adjacent to the airport, create your desired space with the exceptional and highly adaptable 6,000 square foot industrial office flex space. With two seperate entrances, this space is ideal for modern offices, tech, or light manufacturing operations.

Priced competitively at \$12/SF, this premium facility features a versatile layout that can easily be subdivided into two independent zones to match your business workflow.

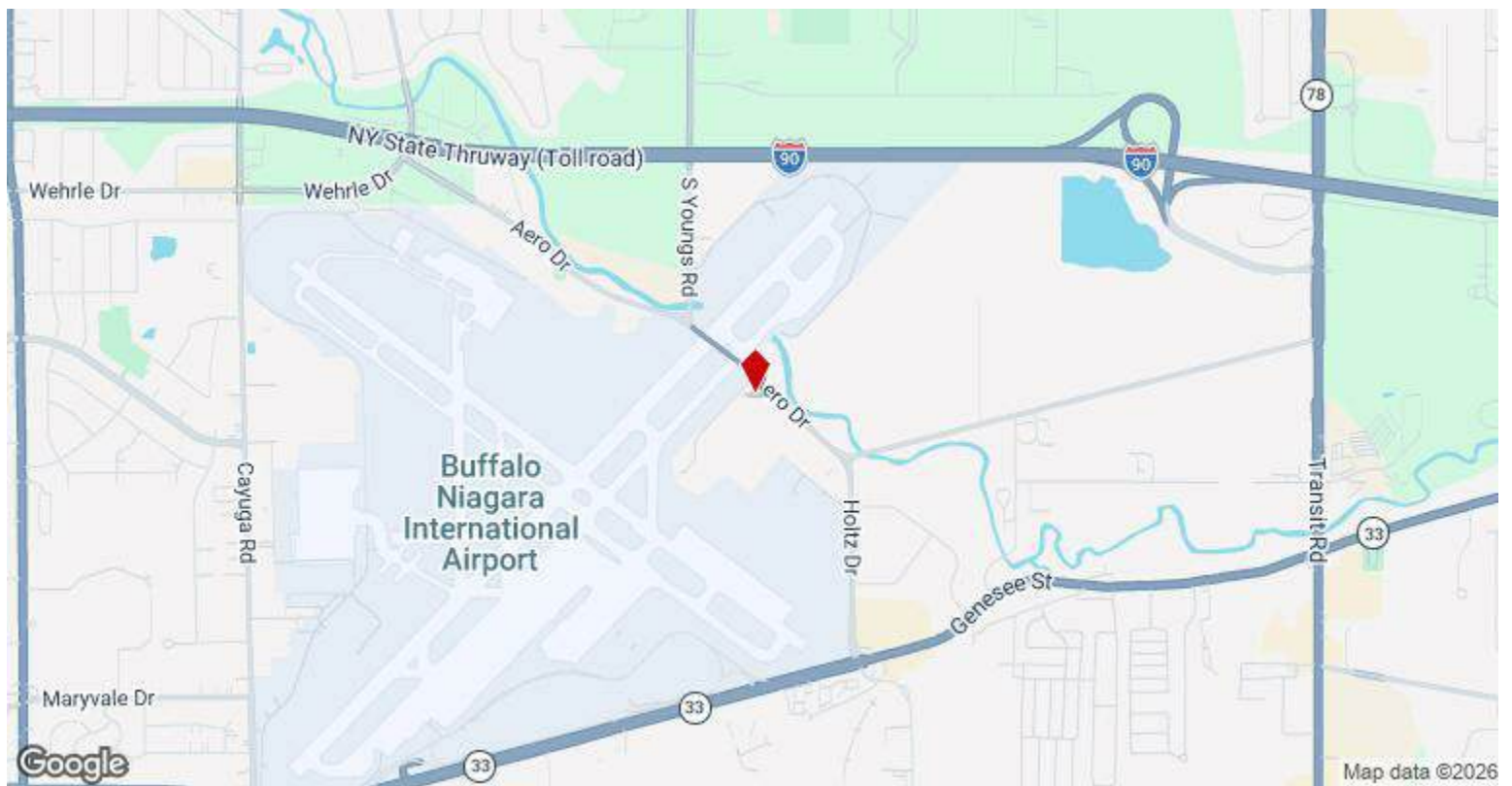
6,000 SF total, easily split into two distinct functional zones.Turnkey Office Suite: Ultra-modern office spaces with high-end furniture available for immediate use.

Flexible Use Cases: Office ideal for corporate headquarters, R&D labs, assembly, or warehousing / office flex.

Manufacturing Ready: Flexibility to add a dedicated loading dock for shipping, receiving, or heavy production support.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
	-	
	-	



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Property Photos



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Building Photo



Building Photo

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Building Photo



Building Photo

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Building Photo



Interior Photo

Property Photos



Property Photos



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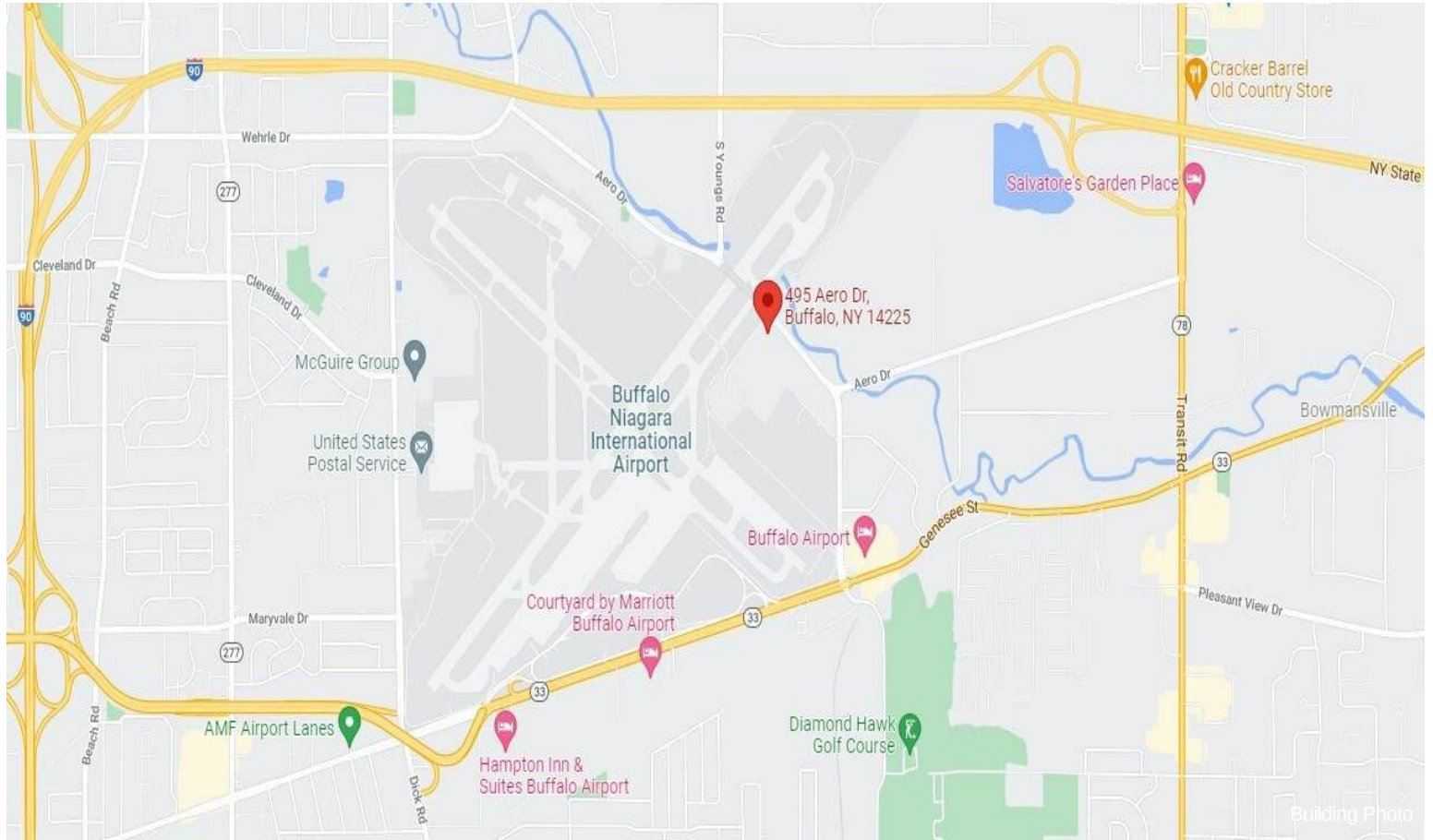


Building Photo



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