



*Centralized*

*Commercial*

*Convenient*

# Airport Commerce Park

CHEEKTOWAGA, NY

**McGuire**  
Development Co

*Trust Through Transparency*

**Contact: Jim Geiger at (716) 829-1559**  
**[www.McGuireDevelopment.com](http://www.McGuireDevelopment.com)**

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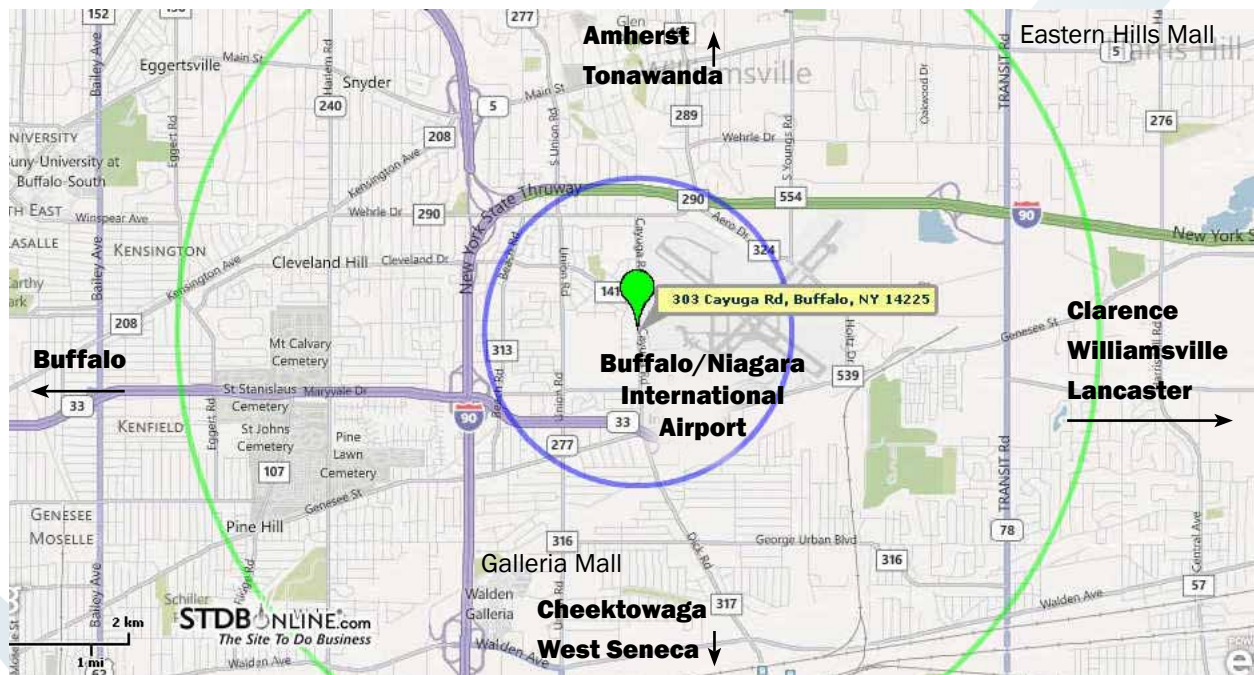


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## Demographics ~ 1, 3, 5 Mile Radius

<b>Population</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2010	7,468	75,382	262,854
2015	7,245	73,215	255,524
<b>Average Household Income</b>			
2010	\$53,779	\$64,271	\$61,890
2015	\$61,795	\$74,257	\$71,648
<b>Median Age</b>			
2010	42.8	44.3	41.1
2015	44.2	45.4	41.6

Source: CDM 10/14/11



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301 Cayuga Road | Cheektowaga, NY 14225

**M**cGuire Development Company's Airport Commerce Park is one of Western New York's most strategic locations for commerce, with **PRIME ACCESSIBILITY** to the Kensington Expressway, NYS Thruway, airport campus, Canadian border and Transit Road corridor.

The 62-acre Park is **situated at the Buffalo Niagara International Airport** and is comprised of 10-buildings totaling 550,000-sq. ft. of office, warehouse and air cargo operations.

These amenities, as well as the Park's **central location**, have long made it the ideal setting for air cargo, office and warehouse tenants.

## PROPERTY FACTS:

- 32,595 sq. ft.
- Flex Office Building with Production and Warehouse Capabilities
- Dryvit, Masonry and Insulated Glass
- Ample Ceiling Heights
- Shipping and Receiving Doors
- On-Site Parking
- Professionally Landscaped and Managed
- Located in the heart of Cheektowaga

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## PROPERTY FACTS:

- 34,851 sq. ft.
- Flex Office Building with Production and Warehouse Capabilities
- Dryvit, Masonry and Insulated Glass
- Ample Ceiling Heights
- Shipping and Receiving Doors
- On-Site Parking
- Professionally Landscaped and Managed
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## PROPERTY FACTS:

- 33,745 sq. ft.
- Flex Office Building with Production and Warehouse Capabilities
- Dryvit, Masonry and Insulated Glass
- Ample Ceiling Heights
- Shipping and Receiving Doors
- On-Site Parking
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## PROPERTY FACTS:

- 27,000 sq. ft.
- Flex Office Building with Production and Warehouse Capabilities
- Dryvit, Masonry and Insulated Glass
- Ample Ceiling Heights
- Shipping and Receiving Doors. Overhead Doors Can be Added
- On-Site Parking
- Professionally Landscaped and Managed
- Located in the heart of Cheektowaga

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These amenities, as well as the Park's **central location**, have long made it the ideal setting for air cargo, office and warehouse tenants.

## PROPERTY FACTS:

- Ideal for Warehouse or Distribution
- 116,884 sq. ft., 15 acres
- 50' x 50' Column Spacing
- 24' Clear Ceilings
- Dock Height & At-Grade Doors Available
- 277/480 Volt, 3 Phase Power, Upgradeable to 2,000 AMPS
- On-Site Parking
- Pre-Cast Construction
- Located in the Heart of Cheektowaga

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455 Cayuga Road | Cheektowaga, NY 14225

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## PROPERTY FACTS:

- 62,000 sq. ft.
- 4.5 acres
- 30' x 30' Column Spacing (typical)
- Constructed of Structural Steel with a Skin of Reflective Blue Glass
- On-Site Parking
- Professionally Landscaped and Managed
- Located in the Heart of Cheektowaga

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These amenities, as well as the Park's **central location**, have long made it the ideal setting for air cargo, office and warehouse tenants.

## PROPERTY FACTS:

- 116,884 sq. ft., 15 acres
- 50' x 50' Column Spacing (typical)
- 277/480 Volt, 3 Phase Power, Upgradeable to 2,000 AMPS
- On-Site Parking
- Pre-Cast Construction
- Professionally Landscaped and Managed
- Located in the Heart of Cheektowaga

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## Federal Express Building | Cheektowaga, NY 14225

Federal Express' airport operations center is located directly adjacent to the Buffalo Niagara International airport with full access to its apron.

The building is part of McGuire Development Company's Airport Commerce Park, one of Western New York's most strategic locations for commerce with **PRIME ACCESSIBILITY** to the Kensington Expressway, NYS Thruway, airport campus, Canadian border and Transit Road corridor.

The 62-acre Park is **situated at the Buffalo Niagara International Airport** and is comprised of 10-buildings totaling 550,000-sq. ft. of office, warehouse and air cargo operations.

### PROPERTY FACTS:

- 75,000 sq. ft.
- Tilt-Up and Precast Construction
- Built in 1987 with an addition in 1995
- 9 Overhead Doors
- Dock Leveler and Scissor Lift
- On-Site Parking
- Professionally Landscaped and Managed
- Located in the Heart of Cheektowaga

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## United States Post Office | Cheektowaga, NY 14225

The United States Post Office is located directly adjacent to the Buffalo Niagara International airport with full access to its apron.

The new 15-gate, \$56 million terminal opened with great celebration and fanfare on November 3, 1997. Since its opening, the number of daily flights has increased from 94 to over 130, and passenger growth in the last two years has exceeded 10% annually. The airport serves Buffalo, New York as well as Southern Ontario, Canada. It is the busiest airport in Upstate New York, and the third busiest in New York State by number of boardings, after New York City's La Guardia Airport and John F. Kennedy International Airport.

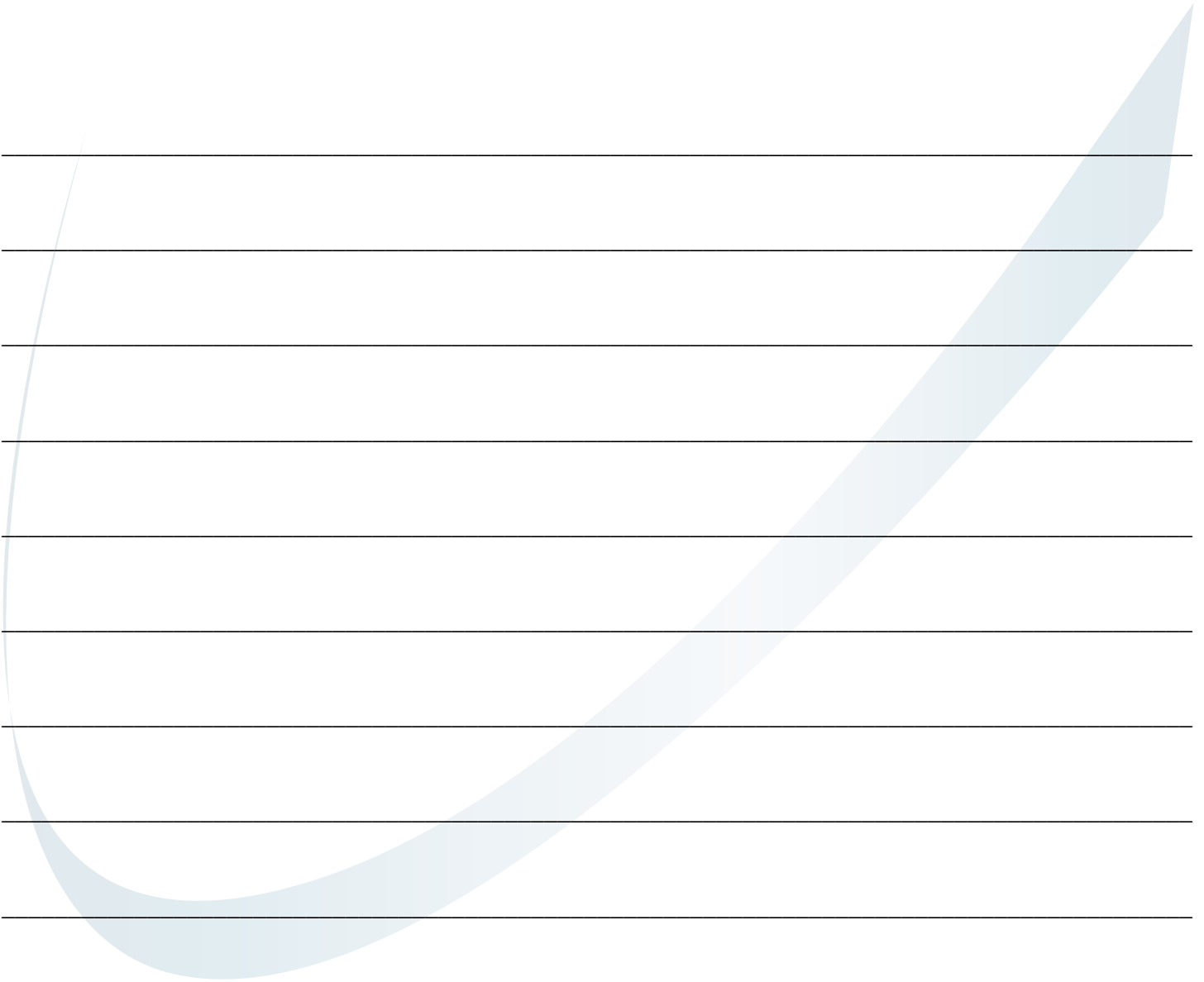
### PROPERTY FACTS:

- 25,945 sq. ft.
- Masonry Block and Glass Construction
- Built in 1989
- Direct Access to Airport Apron
- On-Site Parking
- Located in the Heart of Cheektowaga

# Airport Commerce Park

CHEEKTOWAGA, NY

## NOTES:



A decorative graphic consisting of a light blue wavy line that curves across the page, overlaid on a background of horizontal lines.