

FOR LEASE

998 BROADWAY

Industrial / Warehouse · Buffalo, NY 14212

- Turn-key: landlord delivers completed space quickly after lease execution
- Blocks from 21,770 SF up to ±56,460 SF
- 19′–20′ clear height; 40′ x 35′ columns
- At least one 20′ overhead door per space; loading docks can be added
- 65 front parking stalls; ±37,000 SF outdoor storage
- Mezzanine space: 3,360 SF under + 5,840 SF upper

TURN-KEY WAREHOUSE SPACE – FAST DELIVERY AFTER LEASE EXECUTION

±56,460 SF
TOTAL AVAILABLE

21,770 SF
MINIMUM DIVISIBLE · $190,487.50 / YR + NNN

$8.75 / SF NNN
ASKING RENT · EST. GROSS ≈ $9.75–$10.75 / SF

KEY SPECIFICATIONS

AVAILABLE	**±56,460 SF total** 47,260 SF warehouse + 9,200 SF mezz.
MIN. DIVISIBLE	**21,770 SF (Warehouse Area 1)** $190,487.50 / yr (≈ $15,874 / mo) + NNN
ASKING RENT	**$8.75 / SF NNN** Est. gross ≈ $9.75–$10.75 / SF
OPERATING EXP.	**Est. $1.00–$2.00 / SF (NNN)**
CLEAR HEIGHT	**19′ – 20′**
COLUMN SPACING	**40′ x 35′**
LOADING	**At least one 20′ OH door per space** Loading docks can be added Loading access from Beck St.
PARKING	**65 front stalls (incl. 3 accessible)**
OUTDOOR STORAGE	**±37,000 SF (approx.)** Paved area east of building
POWER	**Contact for details**
SPRINKLERS	**Contact for details**
BUILDING SIZE	**±89,000 SF**
LOT SIZE	**±6.8 acres**
ZONING	**D-C (Flex Commercial), Green Code**
YEAR BUILT	**1991**
AVAILABILITY	**Quick turn-key delivery** after lease execution



Available warehouse · Available mezzanine · 20′ overhead door
Not available · Building IT / storage (not leasable)

Leasing plan & site plan detail on page 2

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998 BROADWAY – LEASING PLAN & SITE PLAN

Turn-key warehouse space · Buffalo, NY 14212

LEASING FLOOR PLAN

Elev8 Architecture · Leasing Plan · 09.24.2026 · cropped; shading, labels & door markers added for marketing



LEGEND

- Available warehouse
- Available mezzanine
- 20′ overhead door
- Not available
- Building IT / storage (not leasable)

AVAILABLE AREAS

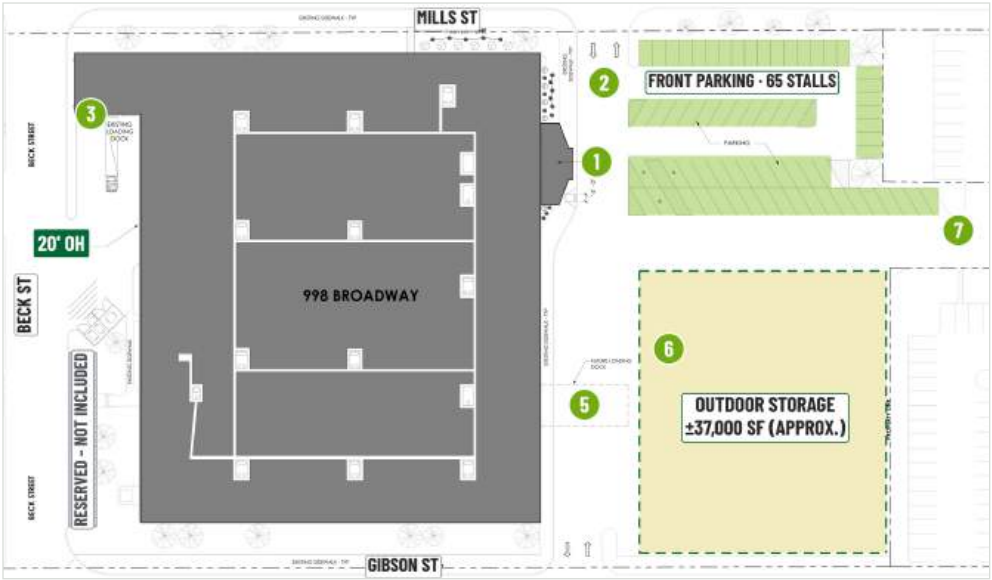
Warehouse Area 1	21,770
Warehouse Area 2	25,490
Under Mezzanine	3,360
Upper Mezzanine	5,840
Total available	**56,460 SF**

BUILDING

- Turn-key: quick delivery after lease execution
- Minimum divisible 21,770 SF (Warehouse Area 1); areas may be combined up to ±56,460 SF
- At least one 20′ overhead door per space; loading docks can be added
- Clear height 19′–20′; columns 40′ x 35′
- 8′ wide common corridors; $8.75 / SF NNN

SITE PLAN

Elev8 Architecture · Site Plan · 09.24.2026 · cropped, not to scale as shown; callouts & shading added



SITE & ACCESS

1. Main entry
2. Front parking – 65 stalls
3. Existing loading dock (Beck St.)
4. New 20′ OH loading door
5. Future loading dock
6. Outdoor storage area (±37,000 SF approx.)
7. Existing driveway to Broadway

- Tenant parking (front lot)
- Reserved – not included
- Outdoor storage (approx. area)

Lot ±6.8 acres · Zoning D-C (Flex Commercial) · Mills, Beck & Gibson Streets

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