



Prime Flex Space for Diverse Business Operations

Situated on 3 acres in an active commercial corridor, 375 Commerce Drive is a versatile 53,570-square-foot facility with the ability to support office, warehouse, laboratory and light manufacturing. The facility is ideal for a single tenant with open office areas, meeting rooms and a lunchroom. For seamless workflows, the 45,000 square feet of warehouse space can be accessed from both the loading dock area as well as the office space. The loading dock features man doors with overhead doors located at-grade as well as recessed deep docks.

375 Commerce Drive is located within a thriving hub of flex and industrial operations in Amherst. The facility is easily accessible from the major thoroughfares of Niagara Falls Boulevard and Sweet Home Road with proximity to I-290 and I-990. 375 Commerce is situated near the University at Buffalo North Campus, 15 minutes from the Airport and 20 minutes to downtown Buffalo and the Canadian border crossings.

Why 375 Commerce?

- Ideal for warehouse, lab and light manufacturing
- 45,000 SF of warehouse space with 15' clear height and deep docks
- Walking distance to Metro Bus
- Near Niagara Falls Blvd., Sweet Home Rd. and local amenities
- 2 Minutes from I-990
- 15 minutes to the Airport
- 20 minutes to downtown Buffalo and Canada