

THE FREIGHT HOUSE

At 68 Tonawanda Street



2800 sqft

**Commercial / Retail Available
In Historic Mixed-use Redevelopment.**



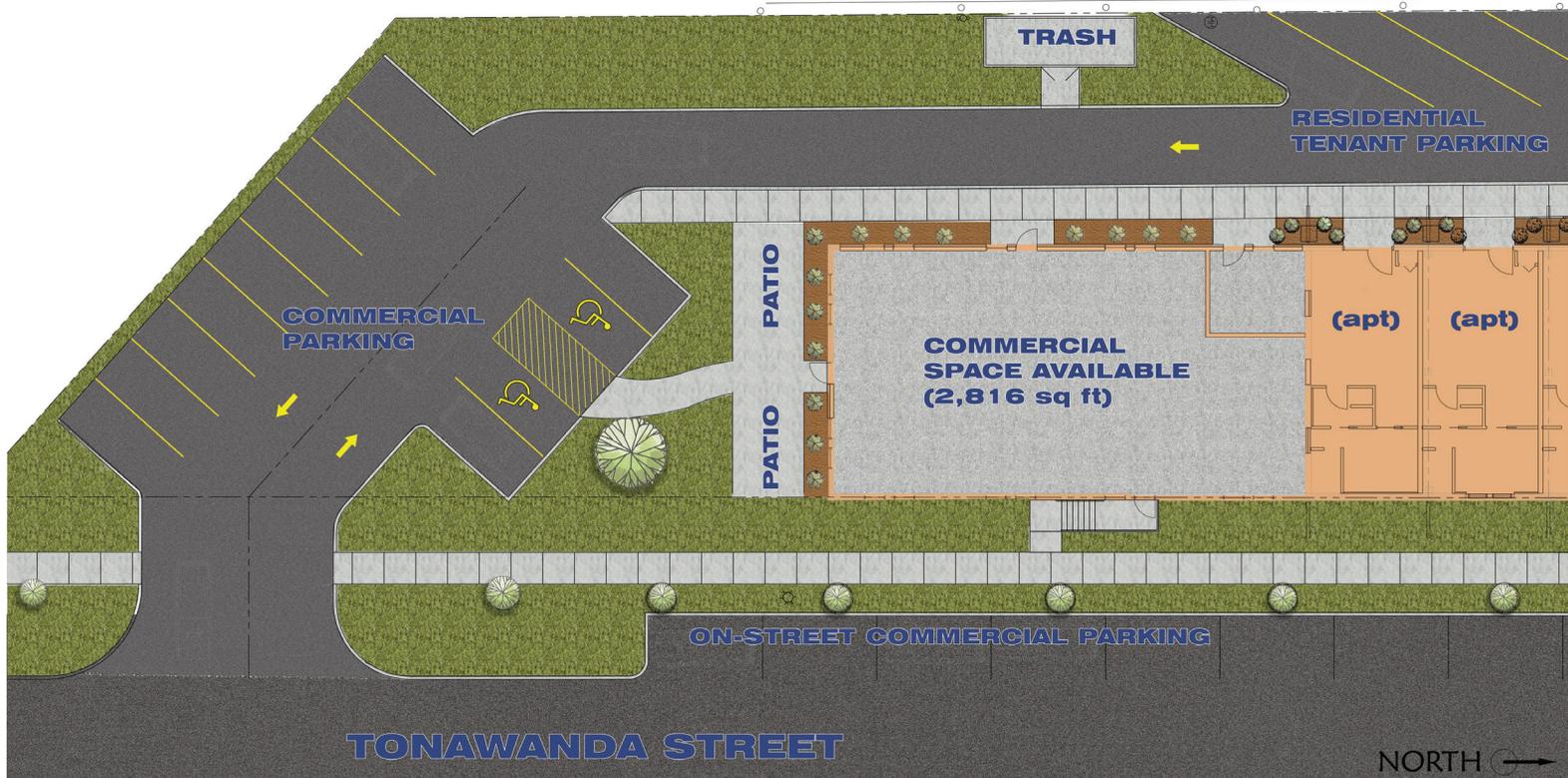
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Floor Plans



68 Tonawanda Street

- Approximately 2,800 square feet, potential to further subdivide.
- \$10.80/sf modified gross for building envelope. Opportunity to customize space. Owner willing to capitalize build out for qualified tenants.
- 11 on-site parking spots and an abundance of on-street parking
- Industrial loft character - high ceilings, steel roof trusses, exposed brick.
- Opportunity for patio/outdoor space.
- Easy access to 1-90 Thruway, 198 Expressway, and numerous high-volume bus lines.

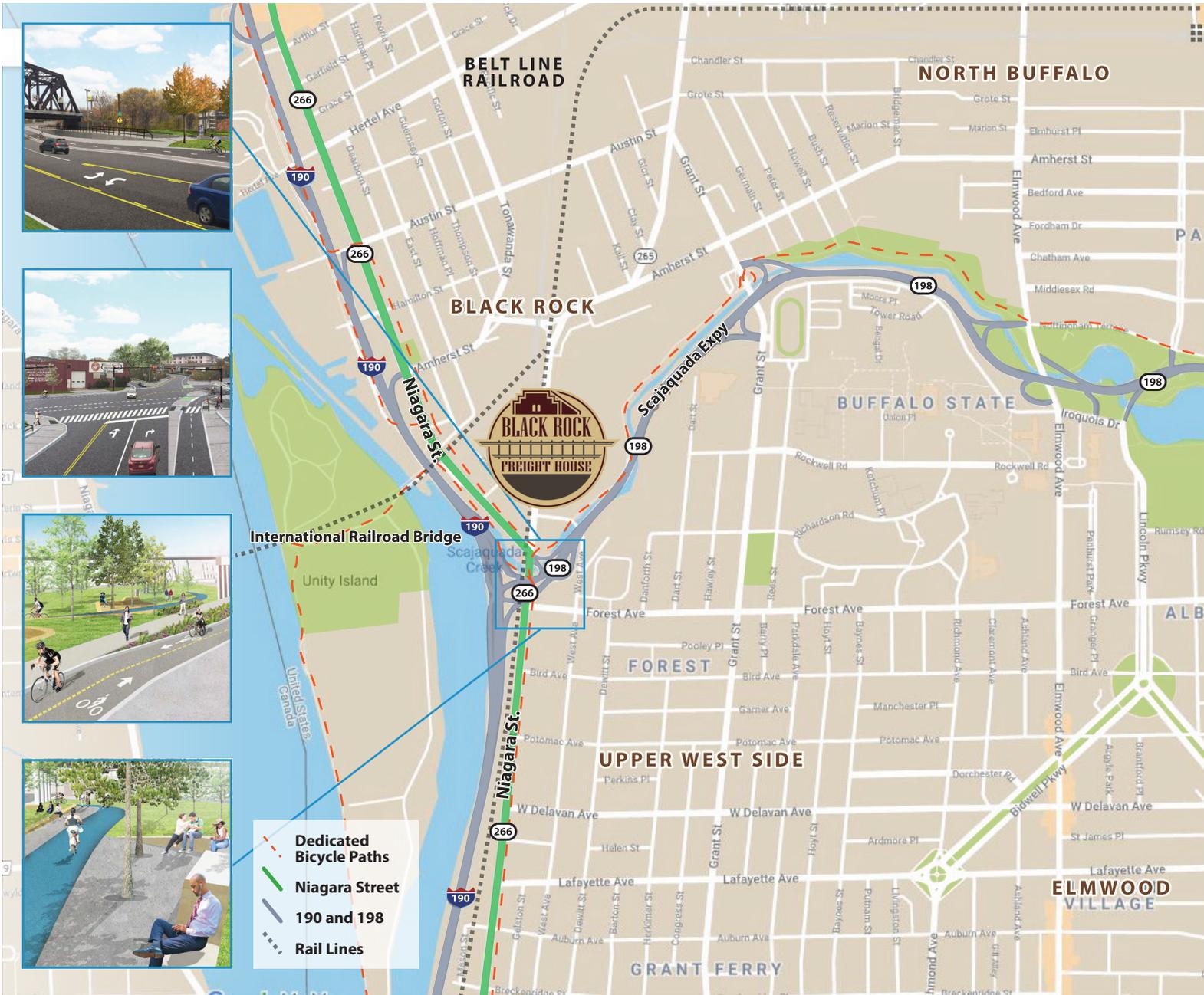


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Location



The Freight House is located in the midst of exciting improvements along Niagara and Tonawanda streets that are set to transform the public realm with new roadbeds, median-protected bicycle lanes, walking trails, and landscaping treatments.

The property is also conveniently located along the regional bike path network, down the block from a public kayak launch under development at the confluence of the Scajaquada Creek and Black Rock Canal, and a stone's throw from Unity Island Park - putting it at the heart of some of the City's best outdoor recreational offerings.

Direct access to the I-90 and 198 Interchange provide quick and easy access by car from anywhere in the region, while NFTA's #32 and #40 bus lines provide regional multi-modal connections and access to a deep labor market.

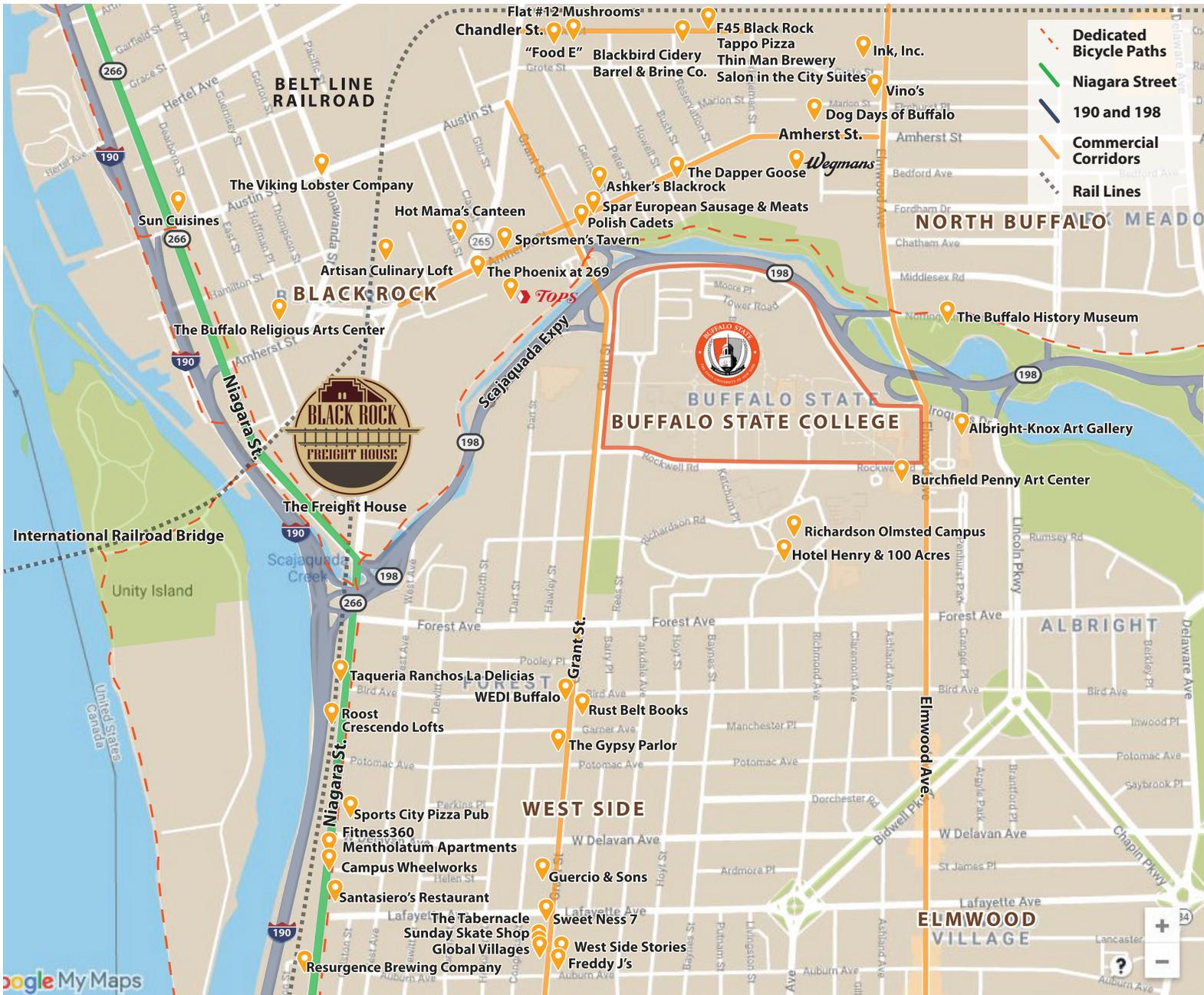


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Location Continued



Join the established and growing community of exciting retailers, restaurants, and businesses that call Black Rock and the West Side home.

The Freight House is well positioned at the nexus of some of Buffalo's most thriving neighborhoods and bustling amenity-rich commercial corridors.

As evidenced by many successful long-standing and new retailers and restaurants, the market area draws from both the surrounding densely populated neighborhoods and region at large, not to mention the 35 residential units that are part of the Freight House redevelopment.



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History



The Black Rock Freight House was built in 1906 by the New York Central Railroad and served as one of the primary railroad hubs along the City of Buffalo's famed Beltline up until the 1960s. Designed by New York Central engineer Donald L. Summerville, the structure is a classic example of the railroad freight house building type that emerged in the late-19th century as railroads dominated urban American life. As with other turn of the century freight houses, the building features a utilitarian layout and materials that communicate its function while also portraying the pride of its original owner. The building features brick walls with steel trusses that create large, open fireproof storage areas, along with simple design elements such as brick corbeling and arched window headers.

While once common along Buffalo's railroad tracks, the freight house type is now rare, as many examples were demolished in the 20th century as these buildings fell into disrepair. Despite suffering a fire in the 1940s and ending service in the 1960s, the Black Rock Freight House has remained standing and largely intact until its present day re-development.



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