

## Warehouse / Distribution Space Available

### Lancaster Flex Park

6515 Transit Rd at Genesee St  
Bowmansville (Buffalo), NY 14026

#### Site Information

- Located at Exit 49 of the NY State Thruway (I-90).
- Close proximity to shopping, restaurants and hotels.
- Minutes to the Buffalo-Niagara International Airport, Kensington Expressway (Rt. 33) and 15 minutes to Downtown Buffalo.
- Asking Rent: Varies per sf Net  
Net Charges: \$2.05 +/- per sf  
2018 Estimated Recoveries - CAM, Real Estate Taxes, & Insurance
- Available Space:
  - Building A - 3,850 sf with possible expansion up to an additional 1,500 sf  
♦ One 12 x 12 Overhead Door
  - Building C - 6,483 sf - Warehouse space
  - Block Building - 890 sf - Office Use

#### Demographics \*

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	3,790	52,261	159,623
Ave. HH Income	\$80,928	\$82,582	\$91,394

\* Sites USA 2018 Estimates

#### Traffic Counts \*

Transit Road north of Genesee Street	32,993 AADT
Transit Road south of Genesee Street	27,824 AADT
Genesee Street west of Transit Road	28,817 AADT
Genesee Street east of Transit Road	15,389 AADT

\* NYSDOT 2015 published data



### For more information please contact

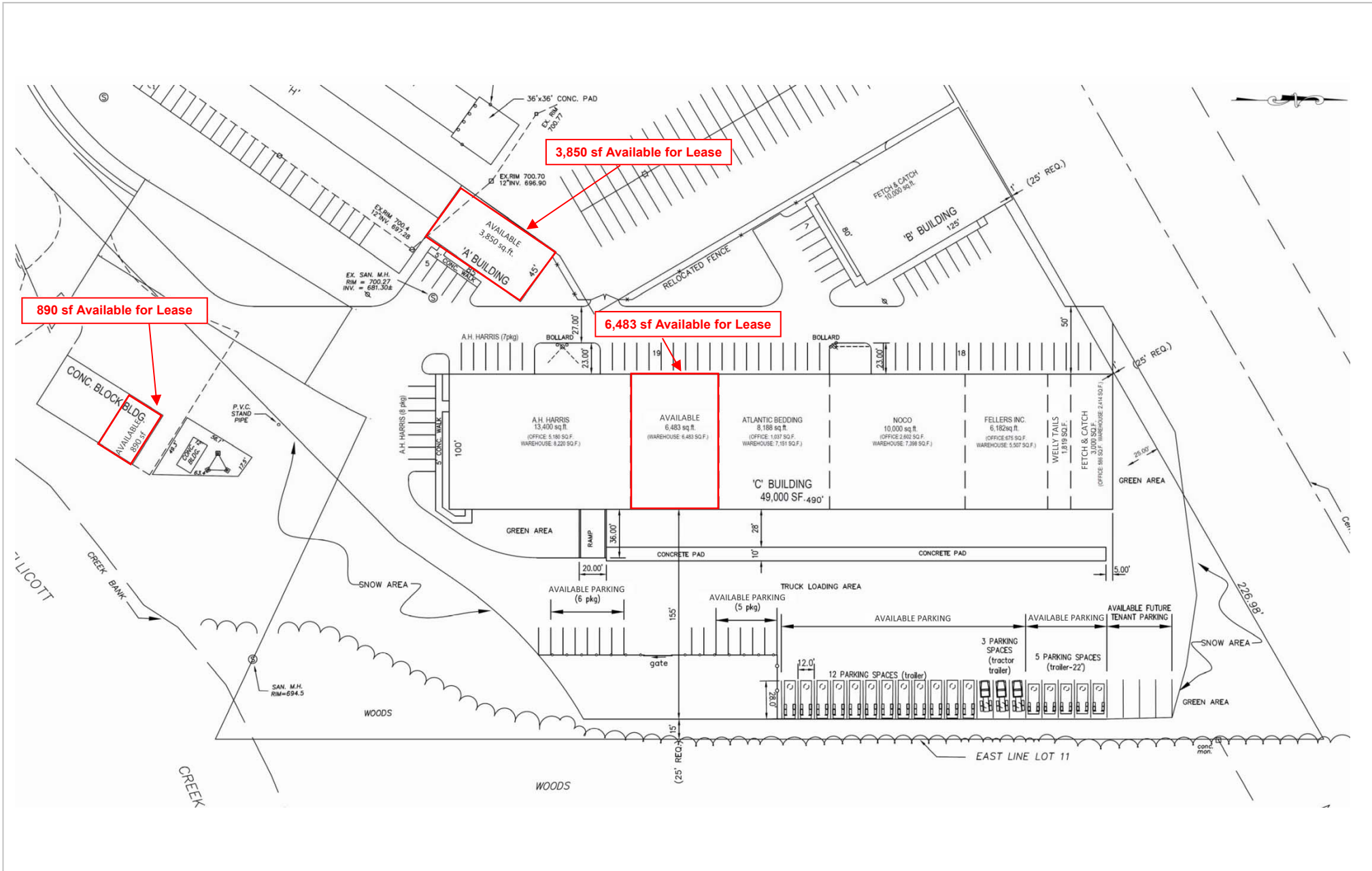
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# Bowmansville, NY – Lancaster Flex Park – Site Plan



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