

## 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  
8,188 sf - Office / Warehouse Potentially Available space  
Up to 14,671 sf combined with 4 Docks

**Block Building** - 890 sf - Office Use

#### Demographics \*

|                | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------|----------|----------|----------|
| 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

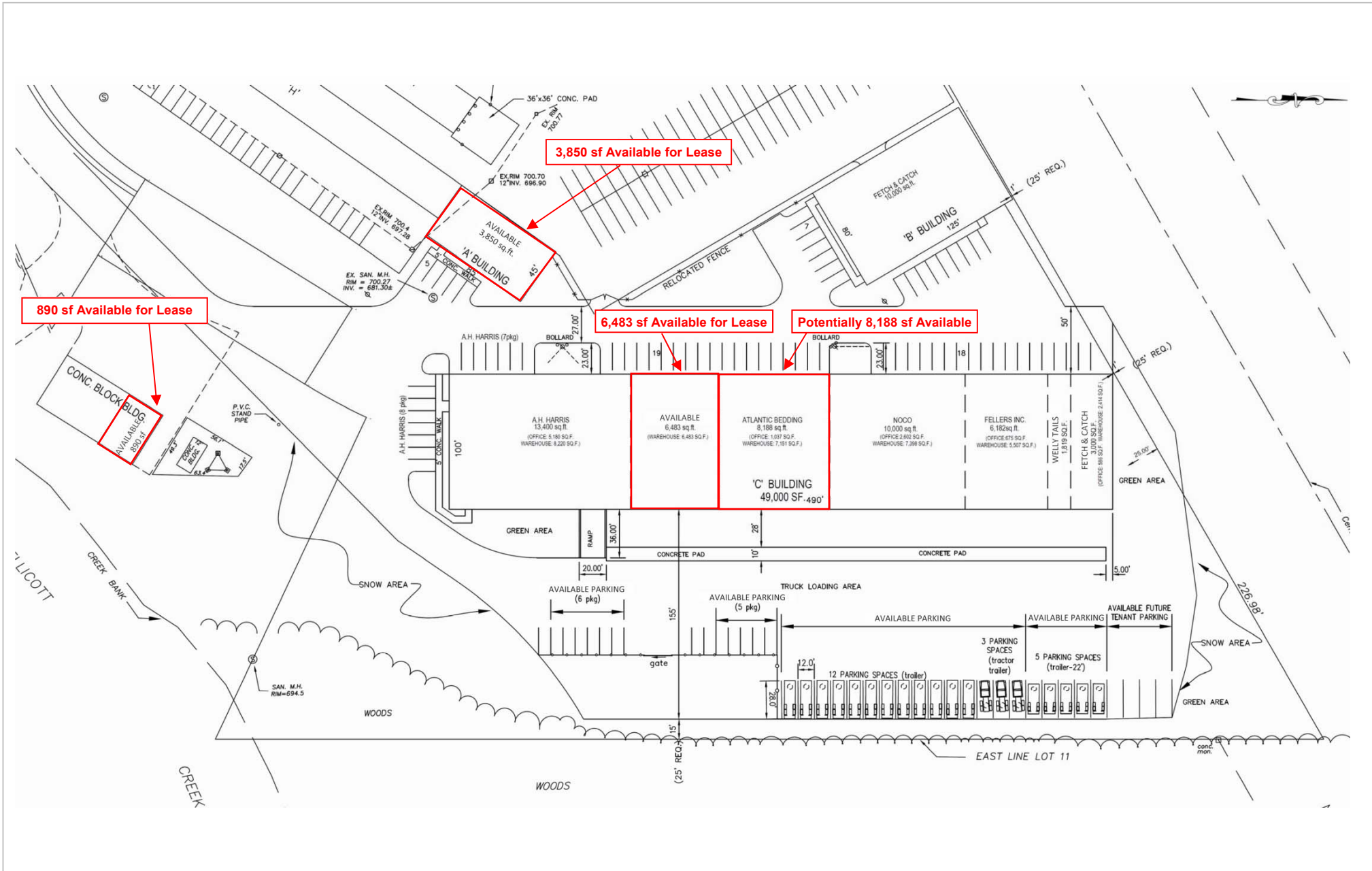
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# Bowmansville, NY – Lancaster Flex Park – Site Plan



For more information please contact - **Penny D. Cipolla** (716) 684-9000 Ext 216 or cell (716) 912-9875  
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