

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) and close proximity to shopping, restaurants and hotels.
- Minutes to the Buffalo-Niagara International Airport, Kensington Expressway (Rt. 33) and 15 minutes to Downtown Buffalo.

Leasing Opportunities

Building A - 3,850 sf with possible expansion up to an additional 1,500 sf

- ♦ One 10' x 12' Grade Level Overhead Door
- ♦ Ceiling height: 16' 6" to under the steel; Joist Bearing 18'; Top of Wall 18'-8"
- ♦ 200 AMP 120/240 S Phase 4 wire
- ♦ Small Office approximately 340 sf

Building C - 6,483 sf - Warehouse

- ♦ Two 12' x 12' Dock Level Truck Doors
- ♦ Ceiling height: Top of Wall 18'8"; Joist bearing 18'; Bottom of Joist 15'6"; Bottom of Girder 14' down center of building.

Building C - 8,188 sf - Office/Warehouse/Showroom

- ♦ 10 % is Office space
- ♦ Two 12' Dock Level Truck Doors
- ♦ Ceiling height: Top of Wall 18'8"

***Building C spaces can be combined
for up to 14,671 sf***

Block Building - 890 sf - Office Use

Asking Rent: Varies per sf Net

Net Charges: \$2.27 +/- per sf

2019 Estimated Recoveries - CAM, Real Estate Taxes, & Insurance



For more information please contact

Penny D. Cipolla

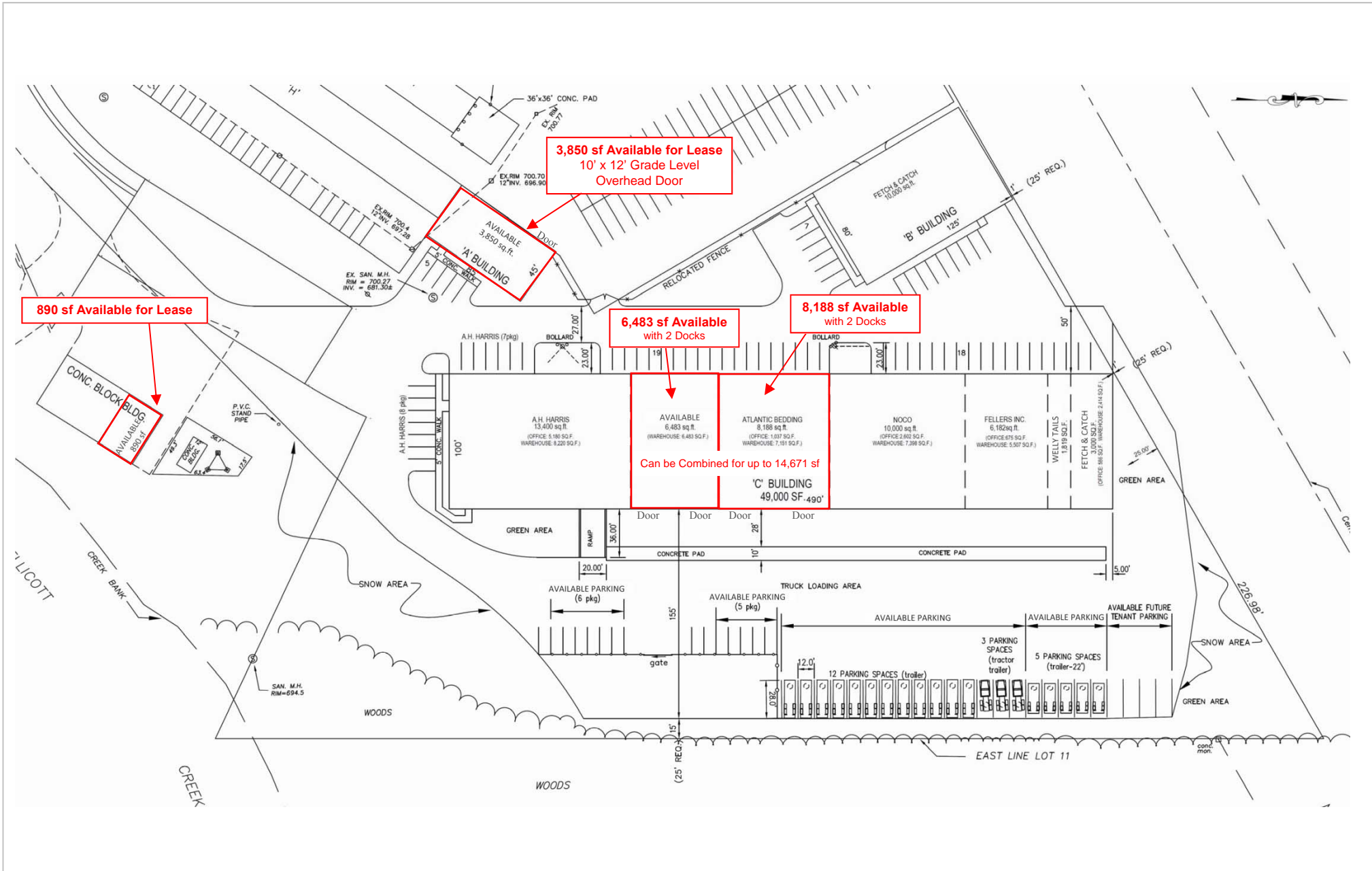
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Bowmansville, NY – Lancaster Flex Park – Site Plan



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