

## SPACE AVAILABLE FOR LEASE

### Lancaster Self Storage (LSS)

6509 Transit Rd at Genesee St  
Bowmansville (Lancaster), NY 14026

#### General Information

- 500 Unit Self Storage Facility. Sizes range from 5' x 5' to 25' x 30'; Office and Incubator space from 750 sf to 1,500 sf and Outdoor Storage.
- On Transit Road 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.
- Fenced and secure with security camera monitoring and 24 hour access.

#### Incubator / Office / Warehouse

- Excellent location for start-up business, distribution or satellite office.
- Low rent and immediate occupancy
- Air conditioned offices.
- Office / Warehouse Space Available
  - Size: **1,500 sf**
    - Two 10' x 12' Overhead / motorized doors
    - 16' clear ceiling height
    - 250 sf Office space with 1 restroom
  - Size: **750 sf**
    - Two (2) overhead doors
      - One (1) 8' x 10' and One (1) 10' x 10'
    - 16' clear ceiling height
    - Not heated

[www. https://www.lancaster-selfstorage.com](https://www.lancaster-selfstorage.com)

### OFFICE / WAREHOUSE INCUBATOR & STORAGE



For more information please contact

**Penny D. Cipolla**

NY State Licensed Real Estate Broker #10491206067  
O. (716) 684-9000 Ext 216 / C. (716) 912-9875  
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Imagine The Possibilities

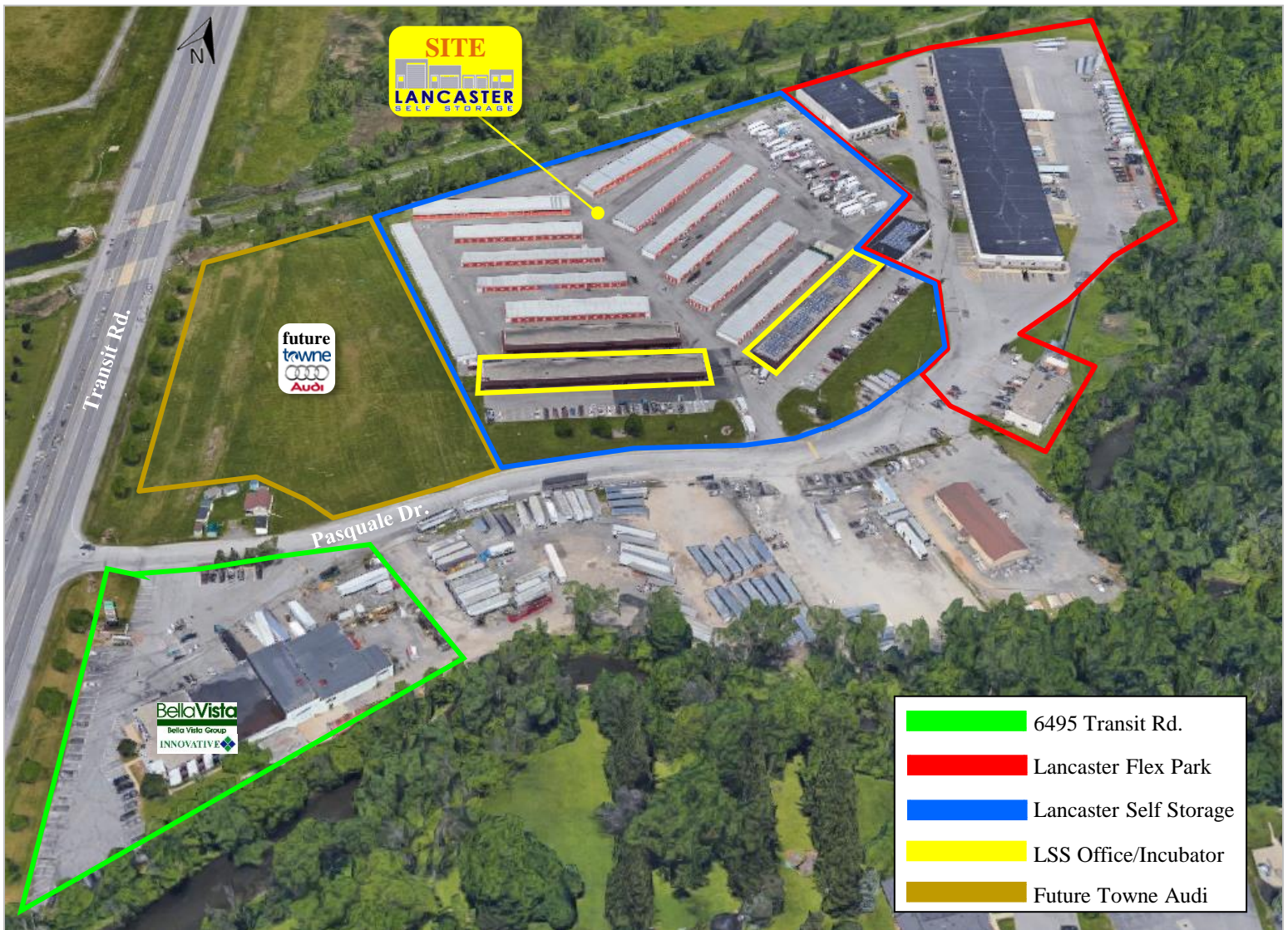


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