

FOR LEASE – WAREHOUSE / OFFICE

Lancaster Flex Park

6515 Transit Rd at Genesee St
Town of Lancaster, NY

WAREHOUSE / OFFICE TRANSIT ROAD LOCATION

Property Information

- Located at Exit 49 of NY State Thruway (I-90)
- 5 minutes to the Buffalo-Niagara Int'l Airport.
- 15 minutes to Downtown Buffalo.

NEW Space Available

- Size: **3,850 sf (85' x 45') Building**
Warehouse / Office
 - One 10' x 12' Grade Level Door
 - 14'6" ceiling heights
 - Small Office space
 - 200 AMP 120/240 S Phase 4 wire electrical
- New Zoning 2021 - General Commercial
- Rent: \$7.25 per sf Net
Net Charges: \$2.32 +/- per sf
2021 Estimated Recoveries - CAM, Real Estate Taxes, & Insurance



BUILDING A – 3,850 SF



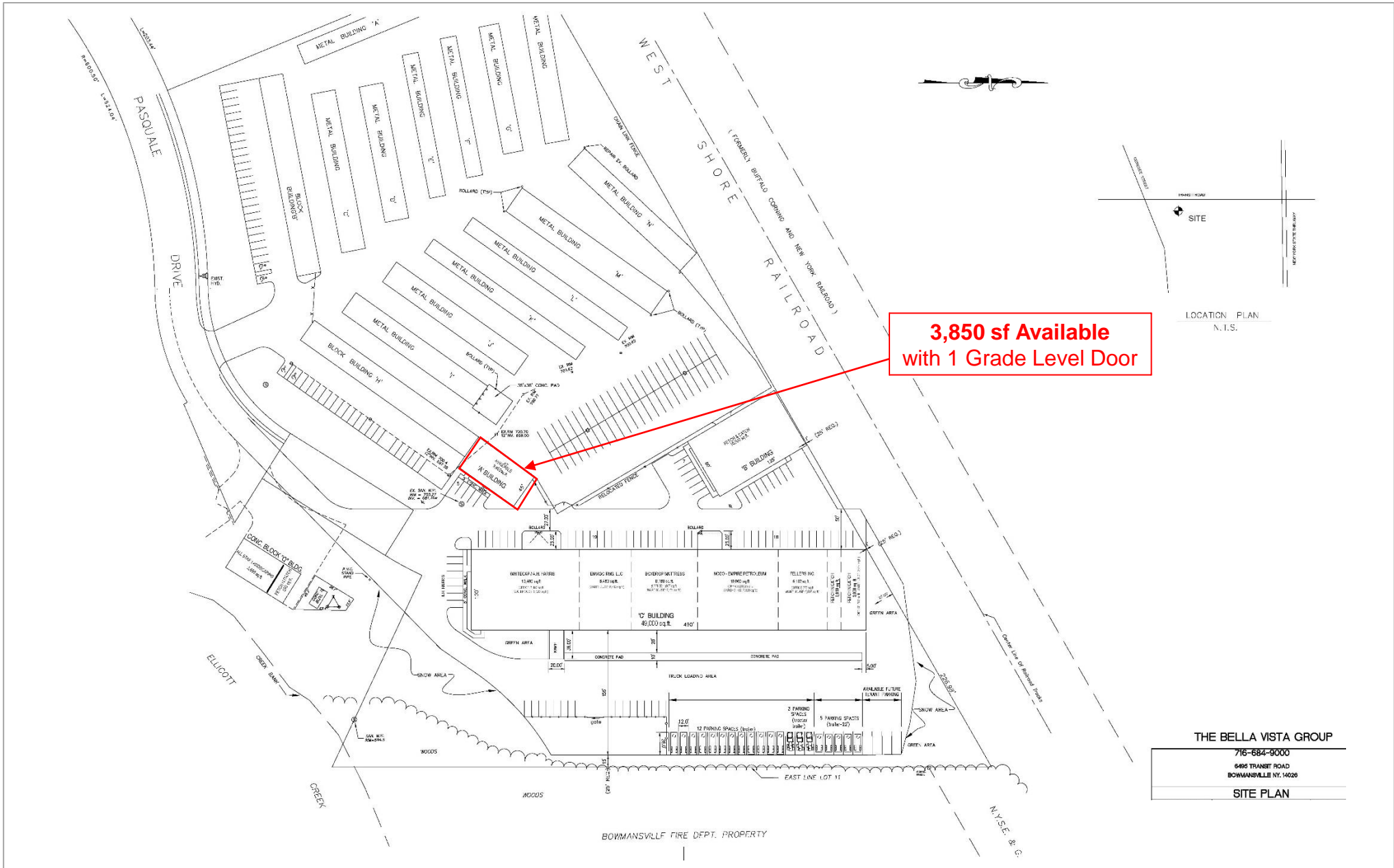
For more information please contact

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Town of Lancaster, NY – Lancaster Flex Park – Overall Complex Plan



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