



Available For Lease

**1775 Buffalo Rd,
Gates, NY 14624**



Property Summary

1775 Buffalo Rd, Gates, NY 14624 offers 11,700 SF flex industrial building sits on a 2-acre site in Gates, NY. Zoned Industrial, the property features 3 drive-in doors, 1 dock door, a 12'-15' clear height, and is well-suited for a variety of industrial or light manufacturing uses. Though there are no dock doors and power specs are unknown, the building's flexible layout and access make it ideal for users seeking drive-in functionality in the Rochester region.



Property Specs

Address - 1775 Buffalo Rd, Gates, NY 14624

Type - Flex

Total SF - 11,700 SF

Acreage - 2.06

Drive-ins - 3

Dock Doors - 1

Clear Height - 12'-15'

Zoning - Industrial







Prime Industrial Location - Gates, NY

1775 Buffalo Road is strategically positioned within the Town of Gates along one of the Rochester area's primary commercial and industrial corridors. The property benefits from immediate access to NY Route 33 and close proximity to I-490, I-390, and I-90 (NYS Thruway), enabling efficient regional connectivity throughout the Greater Rochester market and Western New York. Located minutes from Downtown Rochester, Greater Rochester International Airport, and key industrial and distribution hubs, the site is well-suited for warehousing, light manufacturing, service operations, and regional distribution. Nearby retail corridors and dense residential neighborhoods further support strong labor accessibility and operational convenience.

Distances

I-490 - 1.2 Miles

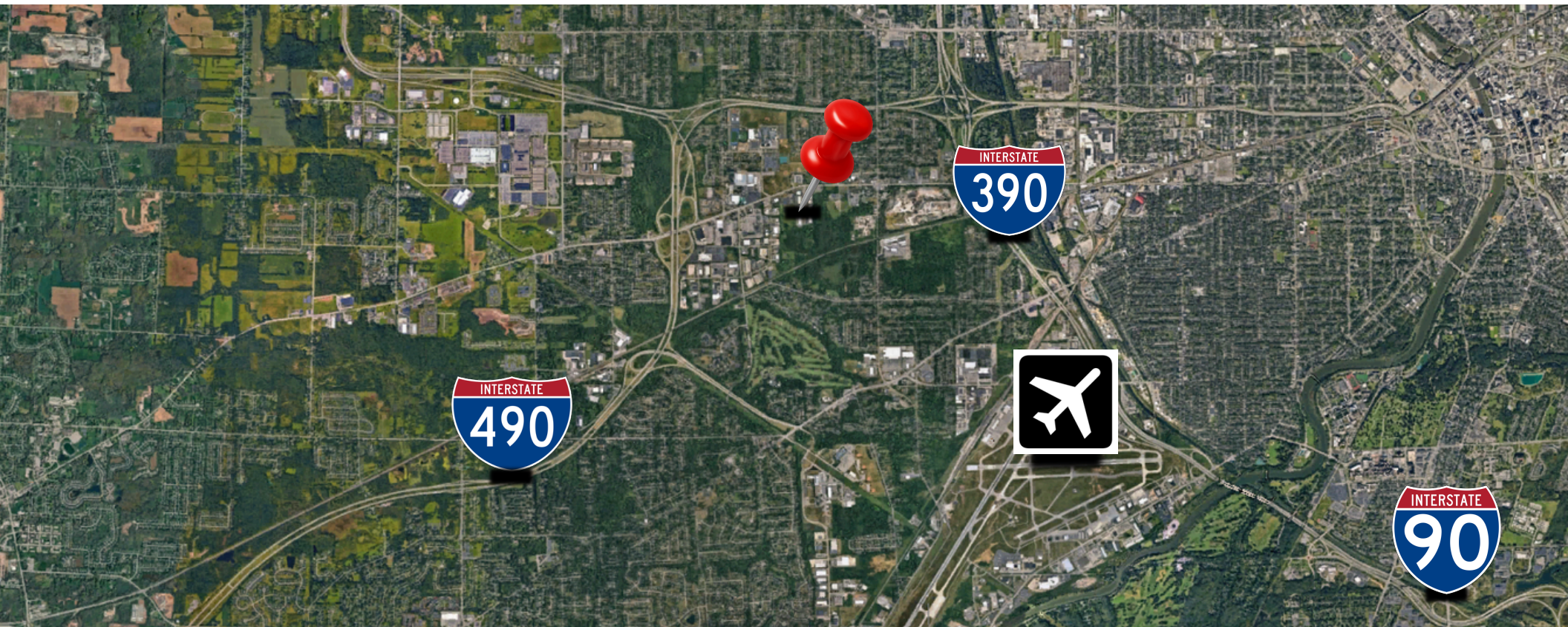
I-390 - 2.8 Miles

I-90 - 4.5 Miles

Downtown Rochester - 6.5 Miles

Rochester International Airport - 3.2 Miles

Industrial Corridor - 1.7 Miles





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