

## FOR LEASE – FLEX / WAREHOUSE SPACE

### Lancaster Flex Park

6511 Transit Rd at Genesee St  
Lancaster (Buffalo), NY

#### Site Information

- **3,850 sf Available**
- Warehouse space with one (1) 10' x 12' overhead door.
- 200amp 120/208V 3phase 4 wire panel
- 14.6' ceiling height - bottom of joist.
- Zoning - General Commercial
- Located at Exit 49 of NY State Thruway (I-90) allows easy access to all of Western NY.
- 5 minutes to the Buffalo-Niagara Int'l Airport, 15 minutes to Downtown Buffalo, and 20 minutes to Canada.

#### Traffic Counts \*

Transit Rd. north of Genesee St.	29,988 AADT
Transit Rd. south of Genesee St.	23,813 AADT
Genesee St. west of Transit Rd.	28,003 AADT
Genesee St. east of Transit Rd.	7,216 AADT

\* NYSDOT 2023 published data

### EASY ACCESS TO NY STATE THRUWAY I-90



For more information please contact

**Penny D. Cipolla**

NY State Licensed Real Estate Broker #1049120607

[pennyc@innovativerealty.com](mailto:pennyc@innovativerealty.com)

O. (716) 684-9000 Ext 216 / C. (716) 912-9875

[www.InnovativeRealty.com](http://www.InnovativeRealty.com)

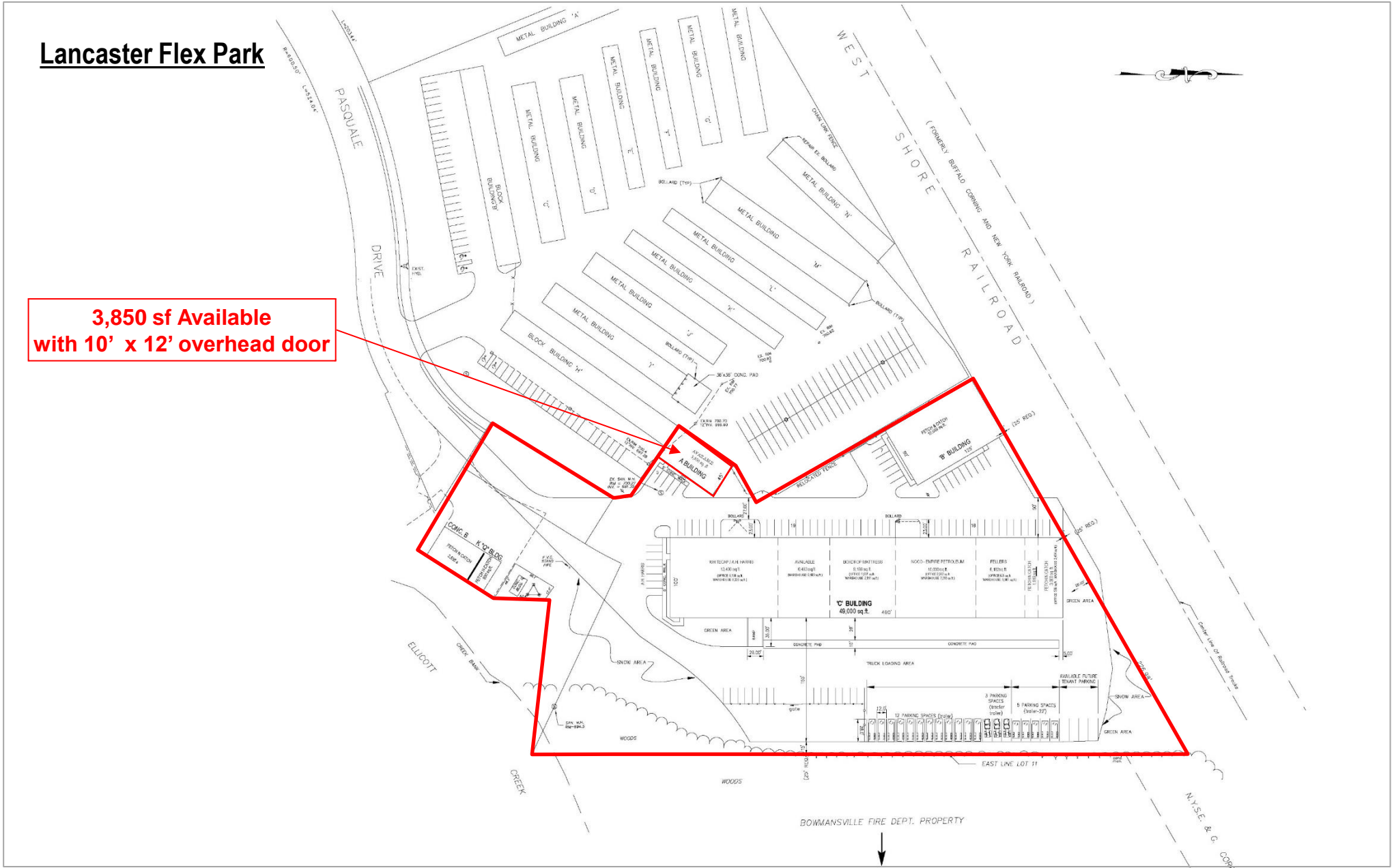
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# Lancaster (Buffalo), NY – Lancaster Flex Park – Overall Complex Plan

## Lancaster Flex Park

3,850 sf Available  
with 10' x 12' overhead door



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NY State Licensed Real Estate Broker #10491206067

[www.InnovativeRealty.com](http://www.InnovativeRealty.com)