



*Available For Lease*

**6 Treadeasy Ave  
Batavia, NY 14020**

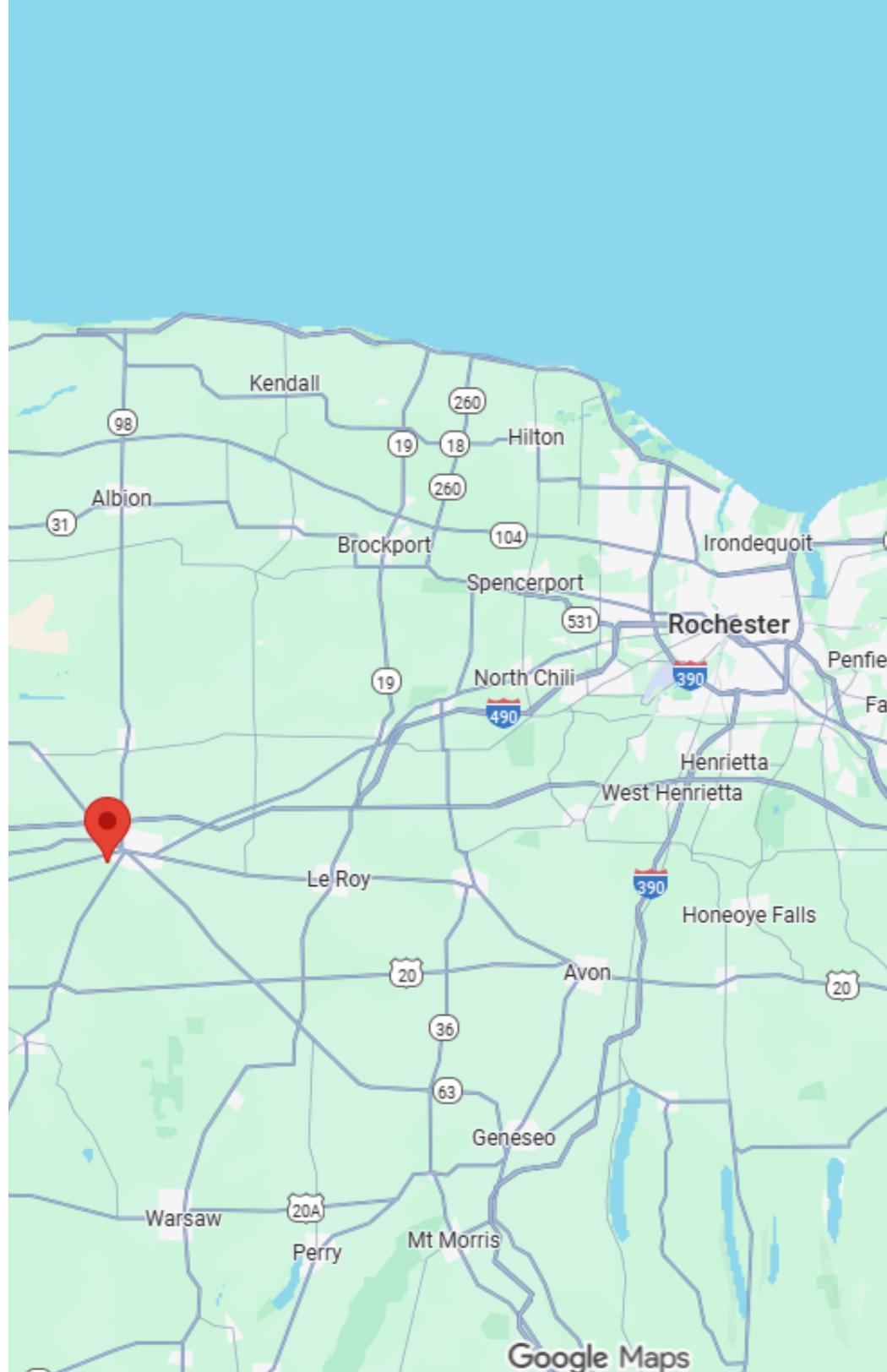


# Property Summary

6 Treadeasy Ave offers 27,250 SF of functional industrial space situated on 5.40 acres within the Buffalo, NY market. The property features a 15' clear ceiling height, two dock-high doors, and one grade-level door, supporting a range of warehousing or light industrial uses. With a single building on site and flexible infrastructure, this facility presents an ideal opportunity for users seeking efficient space in a well-connected, upstate New York location.

## PROPERTY SUMMARY

|                      |                                    |
|----------------------|------------------------------------|
| Address              | 6 Treadeasy Ave, Batavia, NY 14020 |
| Type                 | For Lease                          |
| Total SF             | 27,250                             |
| Acreage              | 5.40                               |
| Year Built/Renovated | 1977/2025                          |
| Dock Doors           | 2                                  |
| Drive-ins            | 1                                  |
| Clear Height         | 15'                                |
| Zoning               | Industrial                         |



# ***Property Photos***



# Strategic Industrial Location - Batavia, NY

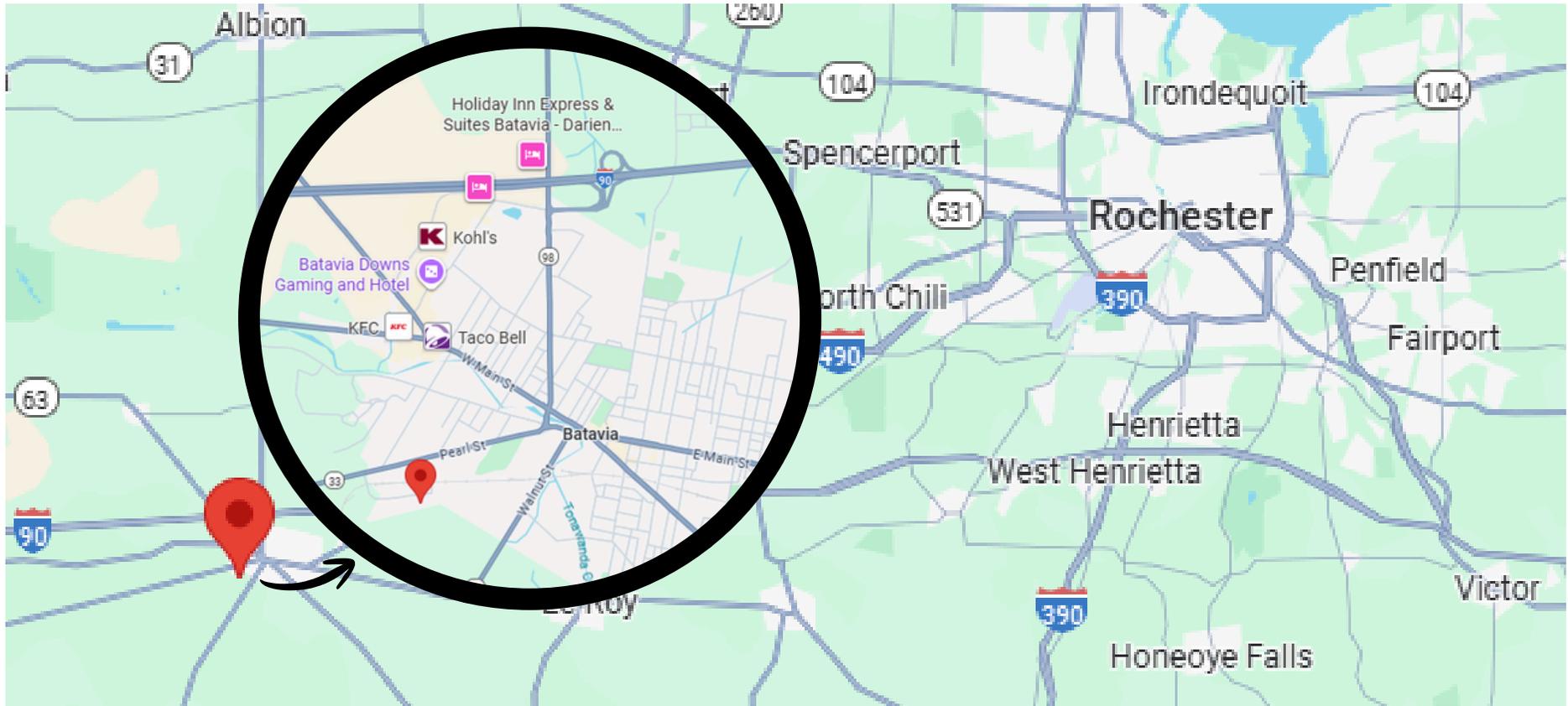
Batavia, New York is a small but strategically positioned commercial and industrial market centered along the I-90 corridor between Buffalo and Rochester, giving it strong regional logistics appeal. The city's economy is anchored by manufacturing, healthcare, and retail, and while incomes and population growth are modest, the market benefits from steady industrial demand and a workforce experienced in production and distribution. Industrial and flex space—often in the 10,000–30,000 sq ft range—represents one of the strongest opportunities, supported by the area's manufacturing base and proximity to major transportation routes. A key market dynamic is the scarcity of buildable commercial land in Genesee County, which elevates the value of well-located parcels, particularly near high-traffic corridors like Main Street and Lewiston Road. While its smaller size may limit large-scale growth or rapid transaction velocity, Batavia offers stable, utilitarian commercial real estate fundamentals—especially for investors targeting light industrial users, redevelopment of older commercial assets, or regional service-oriented businesses that benefit from consistent local demand.

## Distance

**I-90 - 2 Miles**

**Rochester - 35 Miles**

**Buffalo - 37 Miles**





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SVP of Leasing



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