

NOW AVAILABLE FOR LEASE

Warehouse / Land

6495 Transit Rd at Genesee St
Lancaster (Buffalo), NY

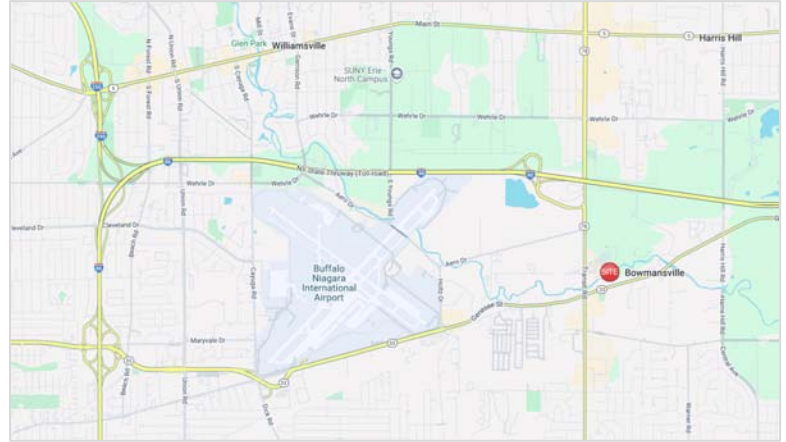
Site Information

- **4,080 sf Freestanding Metal Warehouse Building on 2 + acres.**
- 2 Over Head Doors - (1) 10' x 10', (1) 10' x 13.5'
- 15% Office space with climate control.
- Large outside, fenced storage or display area.
- Perfect for distribution, warehouse or showroom.
- Fully Net Lease.
- Tenant maintains building and property.
- Transit Road Pylon sign available.
- Located at Exit 49 of NY State Thruway (I-90).
- Fast access to NYS I-90, the Buffalo-Niagara International Airport, and Downtown Buffalo.
- Taxes: School – fiscal Year end 6/2025 = \$1,772.28
County & Town 2024 = \$1,893.21

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



For more information please contact

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