

AVAILABLE FOR LEASE

535 Summit Point Drive
*6,250 sq. ft. Available
Office / Warehouse*



LOCATION

535 Summit Point Drive, Summit Point Business Centre, conveniently located at the intersection of West Henrietta Road (Route 15) and Lehigh Station Road, with immediate access to Routes 390 and I-90 (The New York State Thruway), in the Town of Henrietta.

BUILDING DESCRIPTION:

- Single story masonry and steel frame construction
- 6" reinforced concrete floors
- Insulated (R-20) membrane roofing system
- 16' clear span ceiling height under bar joists
- Tinted insulated windows
- 3-phase electrical service

INTERIOR FEATURES:

- 6,250 sq. ft. configured with four private offices, copier room, men's and women's restrooms, file room, break room and approximately 2,745 sq. ft. of warehouse space
- Central heating and air conditioning
- 9' high acoustical ceilings
- Space can be reconfigured to any office/warehouse ratio to meet specific tenant requirements

LEASE TERMS

Office Space: \$11.00 per sq. ft., triple net
Warehouse Space: \$6.50 per sq. ft., triple net

Tenant is directly responsible for snow removal, landscaping maintenance, gas and electric, water usage and refuse removal. Real Estate taxes are estimated at \$1.62 per sq. ft. and CAM is estimated at \$0.65 per sq. ft.

- WILL RENOVATE TO SUIT -

Gallina DEVELOPMENT
CORPORATION

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT:

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