

AVAILABLE FOR LEASE

52 Marway Circle, Suite 3
*6,000 sq. ft. Available
Office / Warehouse Space*



LOCATION

Conveniently located just south of the intersection of Buffalo Road (Route 33) and Pixley Road, with immediate access to Route 490 via Buffalo Road, in the Town of Gates, New York.

SITE DESCRIPTION

- Ample direct access parking
- Located on approximately 2 acres
- Truck turnaround and loading areas

BUILDING DESCRIPTION:

- 24,000 sq. ft. single story, masonry and steel frame construction
- 200 amp, 3-phase electric service
- Two (2) 8' x 8' overhead doors

INTERIOR FEATURES:

- 6,000 sq. ft. space available with approximately 1,692 sq. ft. air-conditioned office space
- Office space includes 2 private offices, conference room, private front entrance and men's and women's restrooms
- Solid core oak doors with steel frames
- Clear span ceiling height in warehouse is 15' to bottom of bar joists
- Ceiling mounted, gas-fired unit heaters

LEASE TERMS

Office Space: \$8.50 per sq. ft., triple net
Warehouse Space: \$6.50 per sq. ft., triple net

Real Estate Taxes: \$1.30 per sq. ft.
Common Area Charges: \$1.00 per sq. ft.

- WILL RENOVATE TO SUIT -

Gallina DEVELOPMENT
CORPORATION

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT:

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