

# AVAILABLE FOR LEASE

**1882 South Winton Road  
at Cambridge Place**  
*3,821 sq. ft. Office Space*



## LOCATION

Conveniently located at the northeast corner of the intersection of South Winton Road and Interstate 590, with immediate access to Route 590, in the Town of Brighton, New York.

## SITE DESCRIPTION

- Quiet Setting off Winton Road
- Ample parking
- 5.26 acre site
- Patio with picnic table
- Stoplight controlled access to South Winton Road
- Exposure I-590

## BUILDING DESCRIPTION:

- Single story, masonry and steel frame construction with brick facade
- 6" reinforced concrete floors
- Insulated membrane roofing system
- 480 volt, 3-phase electric service
- Dedicated electrical service for each tenant space
- Tinted insulated windows with thermally broken frames

## INTERIOR FEATURES:

- Ceramic foyer common entrance
- Column spacing is 42' x 55'
- Heat Pump, HVAC system, with programmable thermostats, with zones from 400 SF - 2,000 SF, depending on floor plan
- 10' high acoustical, revealed edge, 2' x 2' ceilings
- Energy efficient induct lense fluorescent lighting
- Dedicated rest rooms
- Wall finish is latex paint with accent walls
- 8' Solid core oak doors with steel frames
- Oak window sills
- Nylon carpet tile
- ADA accessible

## LEASE TERMS

Office Space: \$15.00 / sq. ft., triple net + janitorial and electric

**- WILL RENOVATE TO SUIT -**

**Gallina DEVELOPMENT  
CORPORATION**

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

## **FOR MORE INFO PLEASE CONTACT:**

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