

AVAILABLE FOR LEASE

**1882 South Winton Road
at Cambridge Place**
*6,177 ft. Available
Medical /Office*



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
- 7/1,000 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:

- Direct access entry
- Column spacing is 42' x 55'
- Floor plan to be renovated to suit
- 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
- New energy efficient parabolic fluorescent lighting
- Dedicated rest rooms
- Wall finish is latex paint with accent walls
- Solid core oak doors with steel frames
- Oak window sills
- Nylon carpet tile
- ADA accessible

LEASE TERMS

Medical Office Space: \$18.00 / sq. ft., triple net + janitorial and electric

- WILL RENOVATE TO SUIT -

**Gallina DEVELOPMENT
CORPORATION**

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT:

Kurt Sertl
585-654-6650
kurt@gallinadev.com