

# AVAILABLE FOR LEASE

**71 Goodway Drive**  
*6,647 sq. ft. Available  
Office / Warehouse*



## LOCATION

71 Goodway Drive is located on the south side of Goodway Drive in the Town of Henrietta, just south of the Barge Canal, conveniently accessed by Winton Road via Route 590, Brighton-Henrietta Townline Road and Jefferson Road.

## SITE DESCRIPTION

- Quiet Setting off Winton Road
- Direct access parking
- 1.79 acre site
- "Park like" landscaping

## BUILDING DESCRIPTION:

- 15,500 sq. ft. single story, office / warehouse "flex" building
- Brick facade with plaster accents
- Insulated (R-20) membrane roofing system
- 200 amp, 3-phase electric service
- Separate entrance and utilities
- Tinted insulated windows

## INTERIOR FEATURES:

- Zoned, gas-fired rooftop heating and air conditioning with economizers and programmable thermostats
- 10' high acoustical, 2' x 4' ceilings
- Recessed energy efficient parabolic lighting
- Solid core oak doors with steel sidelight frames
- Oak window sills and trim
- 32 oz. nylon carpeting or 1/8" vinyl floor tile

## LEASE TERMS

Office Space: \$10.00 per sq. ft., triple net  
Warehouse Space: \$6.00 per sq. ft., triple net

Real Estate Taxes: \$1.74 per sq. ft.  
Common Area Charges: \$0.75 per sq. ft.

**- WILL RENOVATE TO SUIT -**

**Gallina** DEVELOPMENT  
CORPORATION

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

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

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