

# AVAILABLE FOR LEASE

**250 Mile Crossing Blvd.  
at Elmgrove Crossings**  
*11,300 sq. ft. Available  
Office / Warehouse Space*



## LOCATION

Elmgrove Crossings, conveniently located 1/4 mile south of the intersection of Elmgrove Road (Route 386) and the Route 531 Expressway, with immediate access to Route 490 in the Town of Gates, NY.

## BUILDING DESCRIPTION:

- 30,200 sq. ft. single story, masonry and steel frame "flex" building
- 6" reinforced concrete floors
- Insulated (R-20) membrane roofing system
- 200+ amp, 3-phase electric service
- 16' clear span ceiling height under bar joists
- Tinted insulated windows with thermally broken frames

## INTERIOR FEATURES:

- Central heating and air conditioning with economizers and programmable thermostats
- 10' high acoustical, 2' x 2' ceilings
- Energy efficient parabolic fluorescent lighting
- Solid core oak doors with steel sidelight frames
- Oak window sills and mill work
- Private bathrooms
- Choices of wall finishes, carpeting, floor tile and other trim

## LEASE TERMS

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

Real Estate Taxes: \$2.05 per sq. ft.  
Common Area Charges: \$0.65 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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