

# AVAILABLE FOR LEASE

**395 Summit Point Drive - Suite 5C**  
**Summit Point Business Centre**  
*3,261 sq. ft. Available*  
*Office / Warehouse Space*



## LOCATION

Conveniently located at the intersection of West Henrietta Road (Route 15) and Lehigh Station Road, with immediate access to Routes 390 and I-90 (the New York State Thruway), in the Town of Henrietta.

## SITE DESCRIPTION

- Ample direct access parking
- 4.3 acres
- Loading areas

## BUILDING DESCRIPTION:

- 45,000 sq. ft. multi-tenant flex building
- Single story masonry and steel frame construction
- 6" reinforced concrete floors
- Insulated (R-20) membrane roofing system
- 15' clear span ceiling height under bar joists
- Tinted insulated windows
- 200 amp, 3-phase electric service

## INTERIOR FEATURES:

- Space consists of three (3) private offices, conference room, kitchen and men's and women's restrooms.
- Space can be re-configured to any office/warehouse ratio to meet specific tenant requirements.

## LEASE TERMS

Office Space:	\$11.00 per sq. ft., triple net
Warehouse Space:	\$6.50 per sq. ft., triple net
Real Estate Taxes:	\$1.71 per sq. ft.
Common Area Charges:	\$0.70 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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