

AVAILABLE FOR LEASE

**525 Mile Crossing Blvd.
at Elmgrove Crossings**
*27,600 sq. ft. Available
"Flex" Office / Warehouse*



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:

- 27,600 sq. ft. single story, masonry and steel frame building
- 6" reinforced concrete floors
- Insulated (R-20) membrane roofing system with 10 year guarantee
- 200 amp+, 3-phase electric service
- 20' clear span ceiling height under bar joists
- Tinted insulated windows with thermally broken frames
- Wet sprinkler system with 24 hour monitoring service

INTERIOR FEATURES:

- Space can be demised with any office / warehouse configuration
- Each unit is individually identified with a separate entrance
- Each unit has separate utilities, rest rooms, and loading facilities
- Ample direct-access parking

LEASE TERMS

Office Space:	\$11.00 per sq. ft., triple net
Warehouse Space:	\$6.00 per sq. ft., triple net
Real Estate Taxes (with COMIDA):	\$0.35 per sq. ft.
	\$0.82 per sq. ft. NYS 485B
Common Area Charges:	\$0.70 per sq. ft.

- WILL RENOVATE TO SUIT -

Gallina DEVELOPMENT
CORPORATION

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT:

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