

# AVAILABLE FOR LEASE

**65 Industrial Park Circle**  
*3,000 sq. ft. Available  
Warehouse Space*



## LOCATION

65 Industrial Park Circle, Rochester, New York 14624, located off of Coldwater Road in the Town of Gates. Conveniently accessed from Buffalo Road (Route 33) and Route 490.

## SITE DESCRIPTION

- Ample direct access parking

## BUILDING DESCRIPTION:

- 9,000 sq. ft. masonry building
- 3-phase, 200 amp electrical service
- 14' clear height
- Gas-fired unit heaters

## INTERIOR FEATURES:

- 3,000 sq. ft. distribution warehouse space
- One (1) 8' x 10' overhead door at dock height and one (1) 8' x 10' overhead door at grade level
- Space includes two (2) single restrooms
- Build-outs can be modified to suit tenant needs

## LEASE TERMS

Office / Warehouse Space: \$4.75 per sq. ft., triple net

Tenant is directly responsible for snow removal, landscaping maintenance, gas and electric, water usage and refuse removal. Real Estate taxes are estimated at \$0.95 per sq. ft. and CAM is estimated at \$0.60 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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