

AVAILABLE FOR LEASE

**700 Mile Crossing Blvd., Suite 1A
at Elmgrove Crossings**
*5,340 sq. ft. Available
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:

- Single story, masonry and steel frame building
- 6" reinforced concrete floors
- Insulated (R-20) membrane roofing system with 10 year guarantee
- 600 amp, 3-phase electric service
- 16' clear span ceiling height under bar joists
- Tinted insulated windows with thermally broken frames

INTERIOR FEATURES:

- 5,340 sq. ft. of warehouse space
- One (1) 10' x 10' overhead door at grade level
- 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:	\$6.50 per sq. ft., triple net
Real Estate Taxes:	\$1.26 per sq. ft.
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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