

# AVAILABLE FOR LEASE

**70 Vantage Point Drive**  
**Vantage Point Business Center**  
*22,400 sq. ft. Available*  
*Office / Warehouse Space*



## LOCATION

Located at the corner of Manitou Road and Shepard Road in the Town of Ogden, just off the Spencerport Expressway and conveniently accessed by Routes 490 and 390.

## BUILDING DESCRIPTION:

- 22,400 sq. ft. single story, masonry and steel frame construction
- 6" reinforced concrete floors
- Insulated (R-20) membrane roofing system
- 16' clear span ceiling height under bar joists
- Tinted insulated windows
- 3-phase electric service

## INTERIOR FEATURES:

- Space is currently demised as approximately 6,100 sq. ft. of office space with seven (7) private offices, conference room, break room and men's and women's rest rooms and 16,300 sq. ft. of warehouse space
- Standard office interiors include central heating and air-conditioning, 9' acoustical ceilings, fluorescent lighting, solid core oak doors with steel frames, carpeting and floor tile
- Standard warehouse finishes include ceiling mounted heating units and fluorescent lighting
- Space has three (3) 10' x 10' loading docks and four (4) grade level doors
- Suite can be built out to meet tenant needs

## LEASE TERMS

|                      |                                 |
|----------------------|---------------------------------|
| Office Space:        | \$10.00 per sq. ft., triple net |
| Warehouse Space:     | \$6.00 per sq. ft., triple net  |
| Real Estate Taxes:   | \$1.31 per sq. ft.              |
| Common Area Charges: | \$0.75 per sq. ft.              |

**- WILL RENOVATE TO SUIT -**

**Gallina DEVELOPMENT  
CORPORATION**

[www.gallinadev.com](http://www.gallinadev.com)

## **FOR MORE INFO PLEASE CONTACT:**

Kurt Sertl  
585-654-6650  
[kurt@gallinadev.com](mailto:kurt@gallinadev.com)