

# AVAILABLE FOR LEASE

**3495 Winton Place Business Center**  
*1,809 - 6,750 sq. ft. Available  
Office / Warehouse*



## LOCATION

Located at the intersection of Winton Road and Brighton-Henrietta Townline Road, in the Town of Henrietta.

## SITE DESCRIPTION

- Direct access parking areas
- Sidewalks and curbing
- Upgraded landscaping
- A shaded picnic area at pond's edge

## BUILDING DESCRIPTION:

- Business park containing 142,500 sq. ft. of office/warehouse space in multiple buildings
- Brick and plaster facades with private entrances
- Ample direct access parking
- Attractive office finishes
- Complete HVAC package
- Wet sprinkler system (Buildings D & E only)
- Rest room facilities
- Warehouse areas offer 14' - 18' overhead clearance with grade level access

## SPACE AVAILABLE:

- 5,230 sq. ft. Office/Warehouse - Building A - \$7.50 / sq. ft. NNN
- 1,809 sq. ft. Office - Building E - 1st Floor - \$13.00 / sq. ft. gross
- 1,880 sq. ft. Office - Building E - 2nd Floor - \$13.00 / sq. ft. gross
- 2,238 sq. ft. Office - Building E - 2nd Floor - \$13.00 / sq. ft. gross
- 2,250 sq. ft. Office - Building E - 1st Floor - \$13.00 / sq. ft. gross
- 2,285 sq. ft. Office - Building E - 1st Floor - \$13.00 / sq. ft. gross
- 6,750 sq. ft. Office - Building E - 1st Floor - \$13.00 / sq. ft. gross

## EXPENSES:

Real Estate Taxes:	\$1.09 / sq. ft.
Common Area Charges:	\$0.60 / 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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