

AVAILABLE FOR LEASE

7997 Call Parkway, Batavia, NY
at Gateway II Business Park
27,000 ft. Available
Flex Building



LOCATION

Conveniently located off the New York State Thruway (Interstate 90) directly between Buffalo and Rochester, New York in Genesee County.

SITE DESCRIPTION

- Ample parking
- Rear loading docks
- PILOT programs available

BUILDING DESCRIPTION:

- Single story, masonry and steel frame construction with decorative block, plaster and glass facade
- 6" reinforced concrete floors
- Insulated membrane roofing system
- 480 volt, 3-phase electric service
- Dedicated gas and electrical service for each tenant space
- Tinted insulated windows with thermally broken frames
- 20' clear ceiling height

INTERIOR FEATURES:

- Ceramic foyer common entrance
- Gas fired rooftop HVAC system, with programmable thermostats
- 9'10" high acoustical, revealed edge, 2' x 2' ceilings
- New energy efficient T-5 indirect LED lighting
- Dedicated rest rooms
- Access to outdoor patio area
- Solid core doors with steel sidelight frames
- Solid wood window sills
- Nylon carpet tile with carpet base or 1/8" vinyl tile floor finished with rubber base with ceramic tile in rest room areas
- ADA accessible
- Tenant improvement work letter with a value of \$40/sq. ft.

LEASE TERMS

Office Space: \$12.95 per sq. ft., triple net
Warehouse Space: \$7.50 per sq. ft., triple net

- WILL RENOVATE TO SUIT -

Gallina DEVELOPMENT
CORPORATION

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT:

Evan Gallina
585-654-6650
evan@gallinadev.com