

AVAILABLE FOR LEASE

3500 Winton Place

Winton Place Business Centre

3500 Winton Place

Rochester, NY 14623

Office/Warehouse

5,435 - 6,370 SF Spaces Available



LOCATION

Located on the north side of Winton Place in the Town of Brighton, just south of the Barge Canal conveniently accessed by Winton Road, via Route 590, Brighton-Henrietta Townline Road and Jefferson Road.

SITE DESCRIPTION

- Winton Place Business Centre features new parking areas, sidewalks, curbing, upgraded landscaping and a shaded picnic area at pond's edge.

BUILDING DESCRIPTION

- Buildings feature brick and plaster facades with private entrances, ample direct access parking, attractive office finishes, complete HVAC package, wet sprinkler system and restroom facilities.
- Warehouse areas offer 14' - 18' overhead clearance with either grade level or dock level access.

AVAILABLE SPACES

- Suite 4 offers 5,435 - 6,370 SF of available office/warehouse space (divisible). Space has 10 ft ceilings. Space is \$11.00 SF/Yr triple net for office or \$6.00 SF/Yr triple net for warehouse.

- WILL RENOVATE TO SUIT -

**Gallina DEVELOPMENT
CORPORATION**

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FOR MORE INFO PLEASE CONTACT

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