

AVAILABLE FOR LEASE

525 Mile Crossing Blvd.

Elmgrove Crossings

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Rochester, NY 14624

Office • Office/Warehouse

3,000 - 27,600 SF Spaces Available



LOCATION

Elmgrove Crossing, 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.

SITE DESCRIPTION

- 2.77 acres

BUILDING DESCRIPTION

- Available: August 1st, 2020
- 27,600 sq. ft. single story, masonry and steel frame building
- 6" reinforced concrete floors
- Insulated (R-20) membrane roofing system with 10 year guarantee
- 200 amp+, 3-phase electrical service
- 20' clear span ceiling height under bar joists
- Tinted insulated windows with thermally broken frames
- Wet sprinkler system with 24-hour monitoring service

AVAILABLE SPACES

- 3,000 - 27,600 SF of available build to suit office / office/warehouse space. Space is \$11.00 SF/Yr triple net for office or \$6.00 SF/Yr triple net for warehouse and is available now.

EXPENSES

- Real Estate Taxes (with COMIDA): \$0.35 SF/Yr
- Real Estate Taxes (without COMIDA): \$0.82 w/ NYS 485B SF/Yr
- Common Area Charges: \$0.70 SF/Yr

- WILL RENOVATE TO SUIT -

**Gallina DEVELOPMENT
CORPORATION**

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT

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