

FOR LEASE

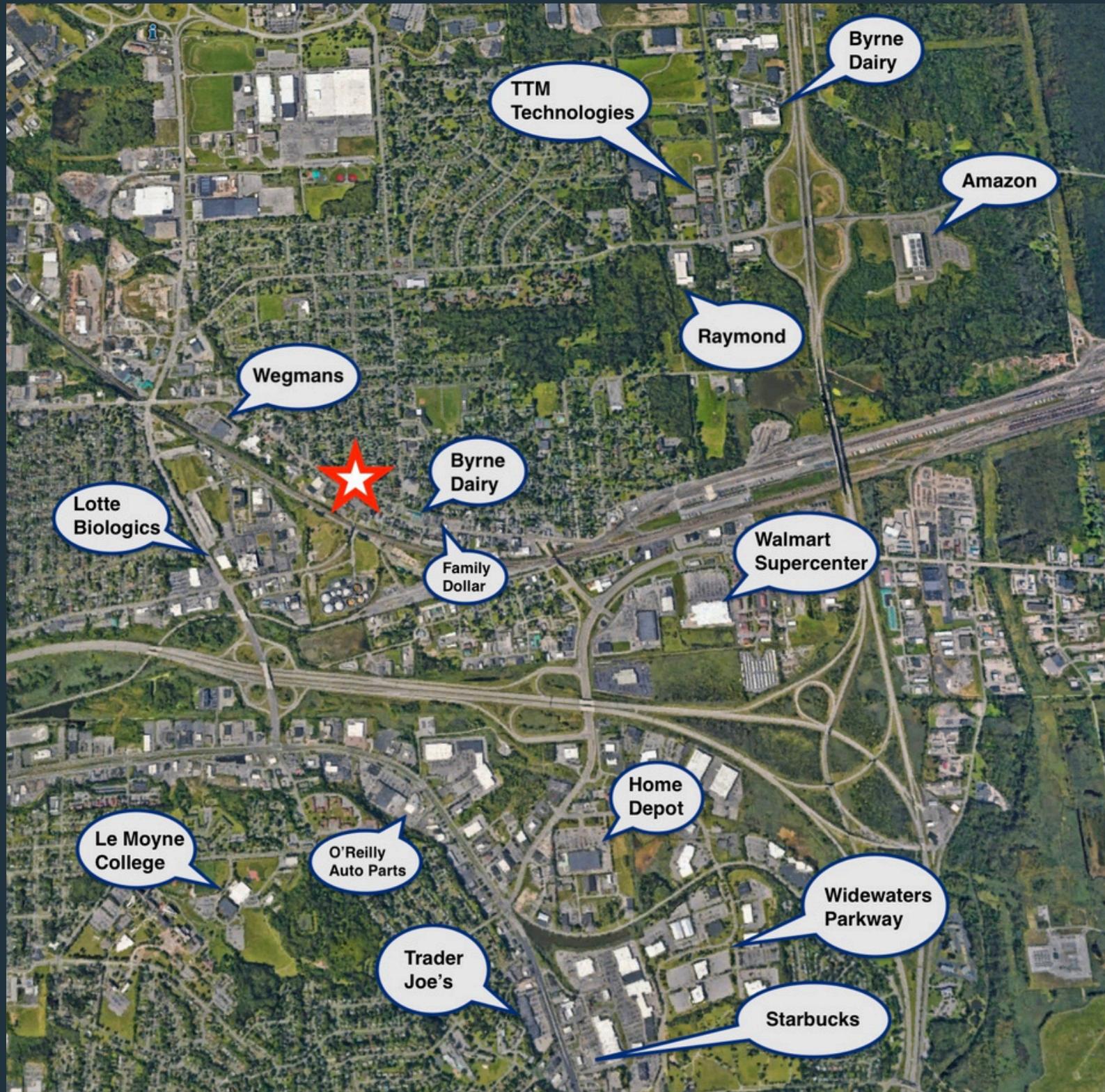
Top level flex space with street accesss



Property Highlights

- Ceiling height is 12'10" to the joists and 176" to the roof deck
- Columns are 40' in from main entrance
- 600-amp/3 phase power capacity
- Permitted uses include service providers and light manufacturing among others
- Additional parking across the street (.38 acres)
- Immediate accessibility to major transportation routes:
 - 1-mile to I-690 East/West; 2-miles to I - 90 East/ West and NYS Thruway

*Able to subdivide



Main Street Zone

Permitted Uses	Conditional Uses	Special Permits	Other Uses
<ul style="list-style-type: none">• Clubs• Cultural Uses• Day Care• Food Shops• Funeral Homes• Gymsnasiums• Offices• Parking• Public Parks• Public Services• Restaurants• Theaters• Vacant Land• Water Storage	<ul style="list-style-type: none">• Amusement Centers• Apartment Houses• Communication Transmitters• Home Occupations• Pet Care• Residences• Retail - except that no single store shall be greater than 20,000/SF	<ul style="list-style-type: none">• Bars• Fuel Stations• Hospitals• Hotels• Vehicle Shops• Zoos	<ul style="list-style-type: none">• Bed-and-Breakfasts• Churches• Continuing Care• Private Parks• Schools• Service Providers• Light Manufacturing