

# AVAILABLE FOR LEASE

**7999 Call Parkway, Batavia, NY**  
at Gateway II Business Park  
*4,500 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

## 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

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## **FOR MORE INFO PLEASE CONTACT:**

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