

# Erie Station Business Park

Full Building Occupancy Available

265 Thruway Park Drive  
Henrietta, New York 14586

39,900 Square Foot Flex Building



## Offering Overview

Built in 2001 for a leading U.S. security services firm, 265 Thruway Park Drive was designed to support high volume data and voice communications without interruption in the event of a power outage. The building features training areas, a spacious breakroom, outdoor patio as well as open office and private office areas. Docks and grade level doors will be added to support flex and light industrial uses.

## Offering Details

- + Up To 39,900 Square Feet
- + Space May Be Demised
- + Docks & Doors To Be Added For Light Industrial Opportunities
- + Pricing: Negotiable

## Erie Station Business Park

265 Thruway Park Drive | Henrietta, NY 14586

For Lease

# Flex Space

## Features:

- + Largely Open Floor Plan
- + Breakroom / Lounge / Patio
- + Training & Conference Rooms
- + 5.885 Acre Parcel
- + Approximately 3 Acre Parking Field
- + Up To 18' Clear
- + 800amps 277/480v, 3 phase
- + Backup Generator
- + Loading Docks & Grade Level Doors To Be Added
- + Central Location



## Contact Us

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Licensed Real Estate Salesperson

### Harry Gleason, SIOR

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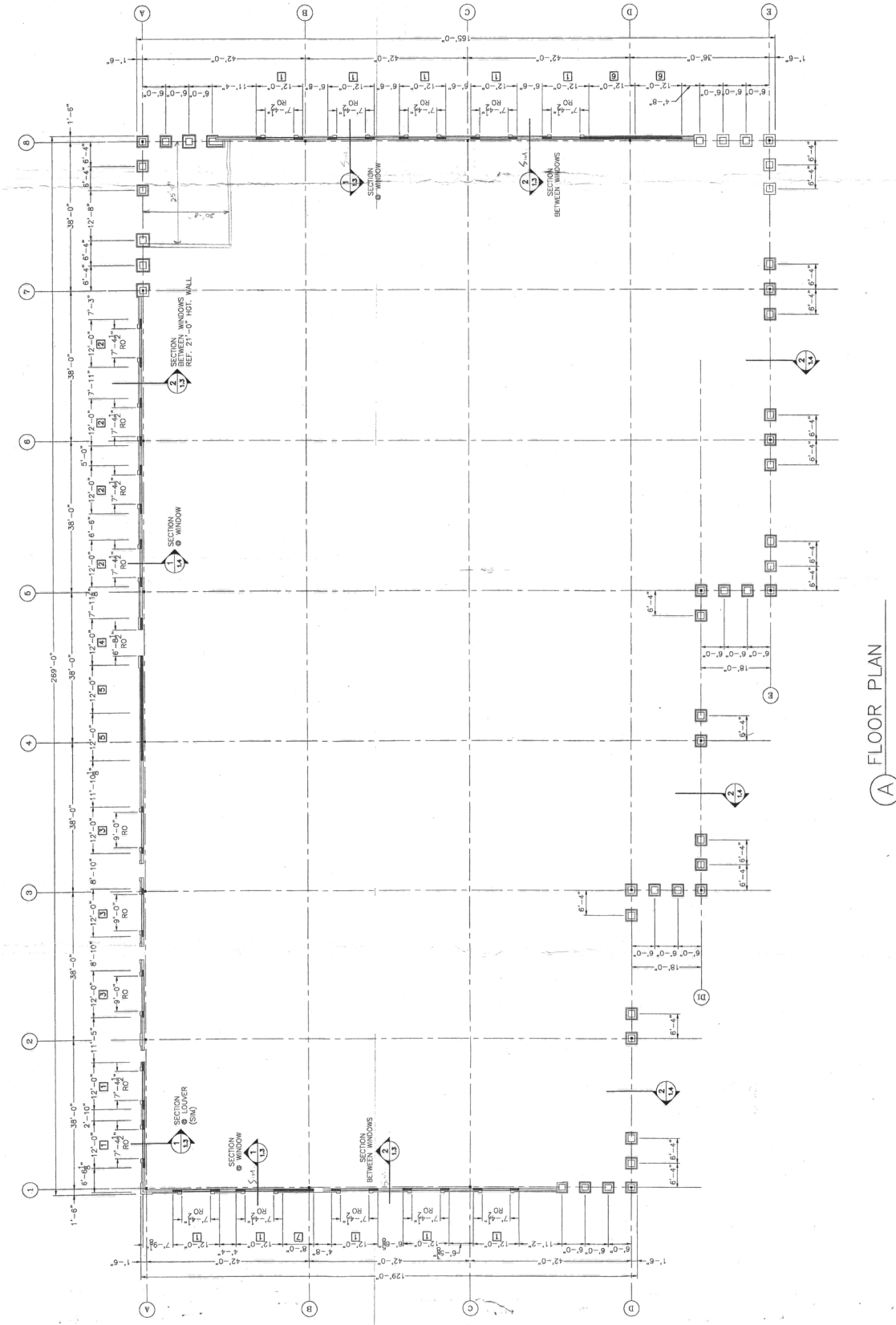
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A FLOOR PLAN

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## Proposed Loading Docks



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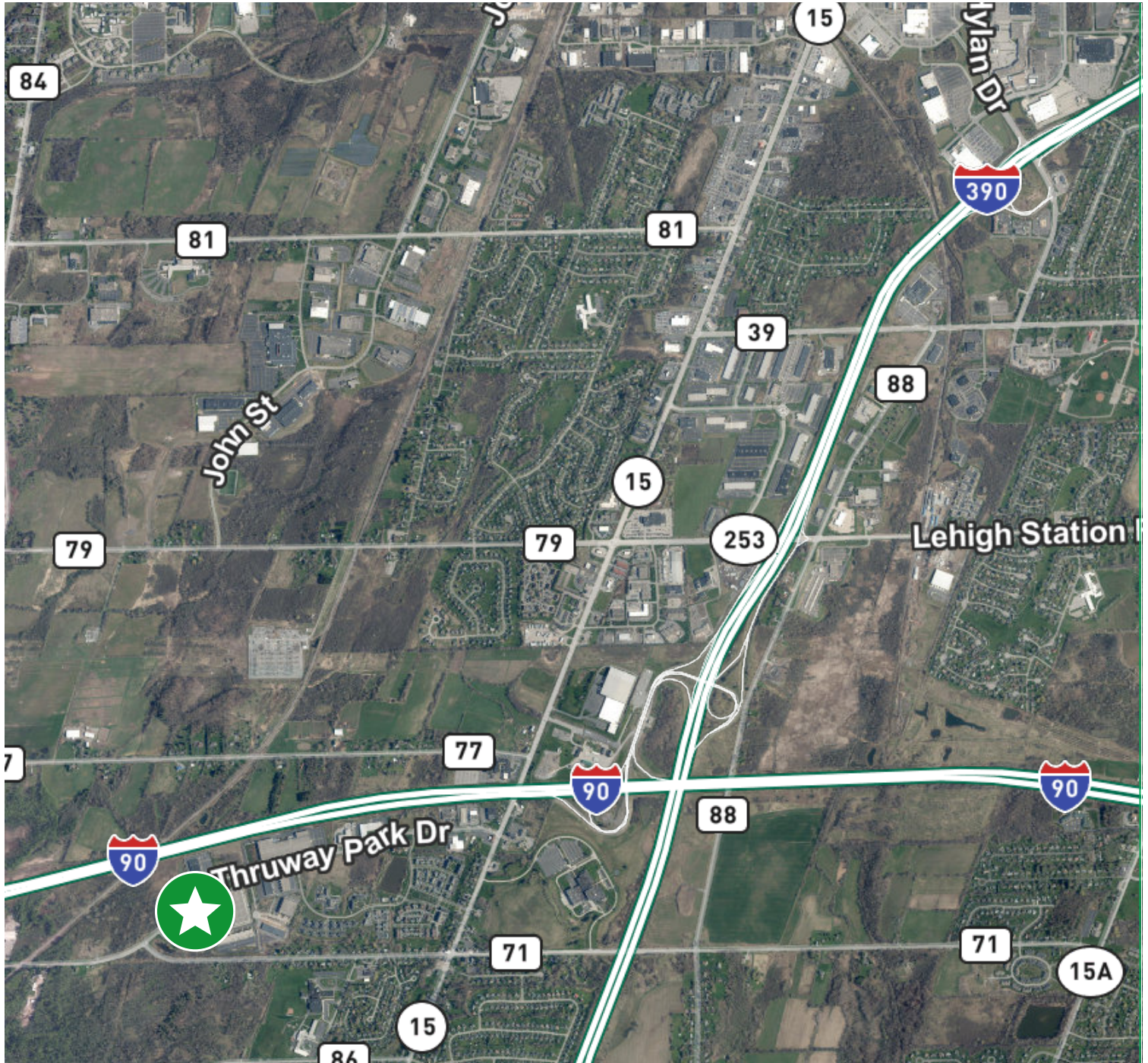
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