

# Highly Efficient Flex Space

51,300 Square Foot Building

5 Marway Circle  
Gates, New York 14624

Accessible Location Near I-490



## Property Overview

Conveniently located flex space, zoned for industrial use in the Town of Gates near I-490. 5 Marway Circle is a 51,300 square foot facility offering 18' overhead clearance, wet sprinklers, docks and ramps to grade, and 200amp 225v 3phase electric service.

## Offering Details

- + 51,300 SF Flex Building
- + 1,377 - 2,750 SF Available
- + Lease Rate: \$9.00/sf NNN  
(Estimated NNN = \$3.00/sf)

## Flex Space

5 Marway Circle | Gates, NY 14624

# For Lease



# Property Details

- + 1,377 - 2,750 Square Feet Available
- + Industrial Zoning
- + 18' Clear Height
- + Power 200 amps, 225v, 3phase
- + Loading Docks & Ramp to Grade
- + Forced Air HVAC
- + Wet Sprinklers
- + Adjacent to I-490
- + Lease Rate \$9.00/sf NNN

## Contact Us

### Patrick Wahl

+1 585 784 3633

patrick.wahl@cbre-rochester.com

Licensed Real Estate Salesperson

### Harry Gleason, SIOR

+1 585 784 3639

harry.gleason@cbre-rochester.com

Licensed Associate Real Estate Broker

© 2025 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

### CBRE Upstate NY

1350 University Ave, Suite 100

Rochester, NY 14607

+1 585 240 8080

www.cbre.com/rochester

# CBRE Upstate NY

PART OF THE AFFILIATE NETWORK



**Flex Space**

5 Marway Circle | Gates, NY 14624

For Lease

5 Marway Circle  
Gates, NY

