



**~698,163 SF For Sale on 249 Acres**

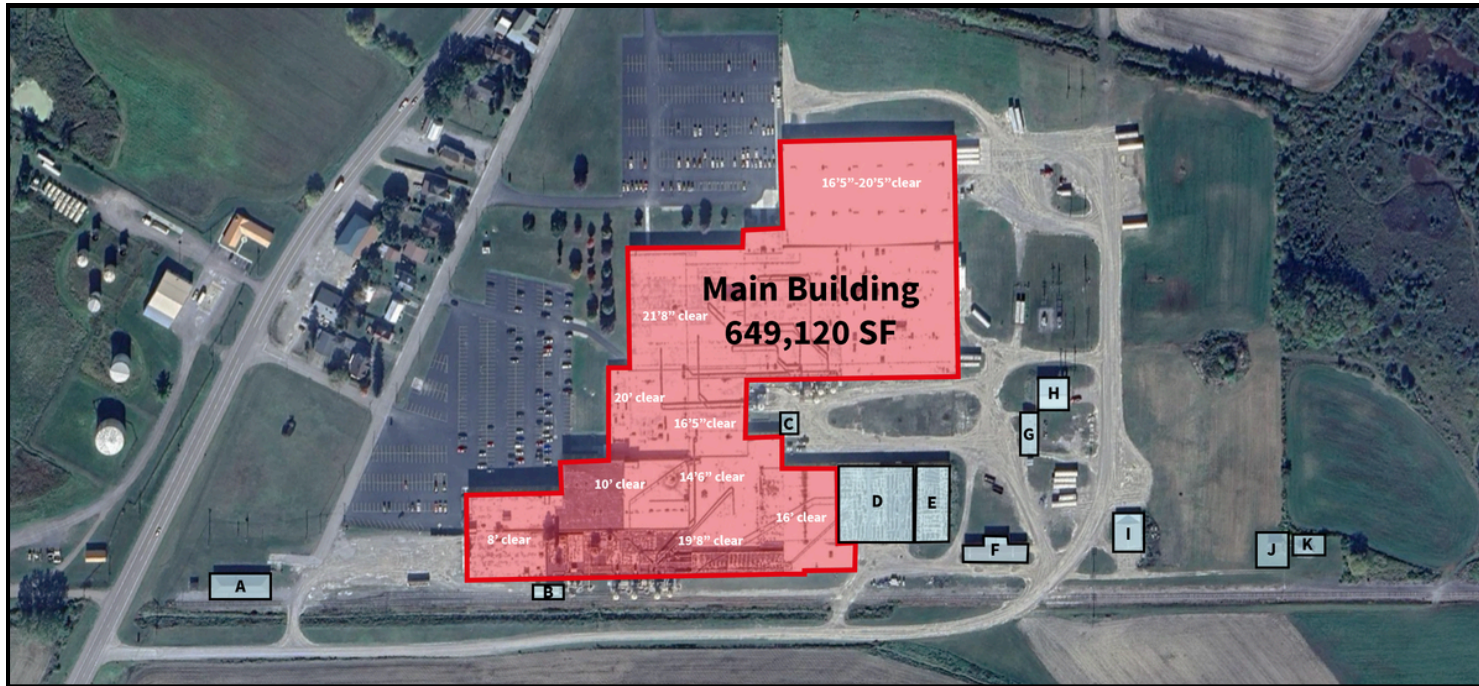
~649,120 SF Main Facility

~49,043 SF Ancillary Buildings

**ONE GUNLOCKE DRIVE | WAYLAND, NEW YORK**



# PROPERTY SPECIFICATIONS



SQUARE FOOTAGE BREAKDOWN	
Main Building:	649,120 SF
Building A:	3,000 SF
Building B:	885 SF
Building C:	400 SF
Building D:	21,014 SF
Building E:	10,428 SF
Building F:	3,968 SF
Building G:	2,220 SF
Building I:	3,213 SF
Building J:	420 SF
Building K:	420 SF

**Square Footage:** Main Building: ~649,120 SF  
 2nd floor office area: 11,633 SF  
 3rd floor office area: 14,106 SF  
 Ancillary Buildings: ~49,043 SF  
 Total: ~698,163 SF

**Dates of Construction:** 1902 - 1984

**Acreage:** 249 total acres

**Construction:**  
 Floors: Concrete slab with wood flooring in the office areas  
 Walls: Combination of brick and masonry block with IMP  
 Columns: Sizes vary; primarily 8" and 10" steel  
 Roof: EPDM rubber membrane

**Ceiling Heights:** 8' clear to 21'8" clear

**Loading:** Nineteen (19) dock high loading doors  
 Three (3) drive-in doors

**Column Spacing:** Varies, 40'x50' in primary factory area

**Utilities:**  
 Water: Village of Wayland; 8" line with 100 PSI  
 Sewer: Village of Wayland  
 Power: Rochester Gas & Electric; Two (2) 4200 KW Feeds  
 Natural Gas: NYSEG

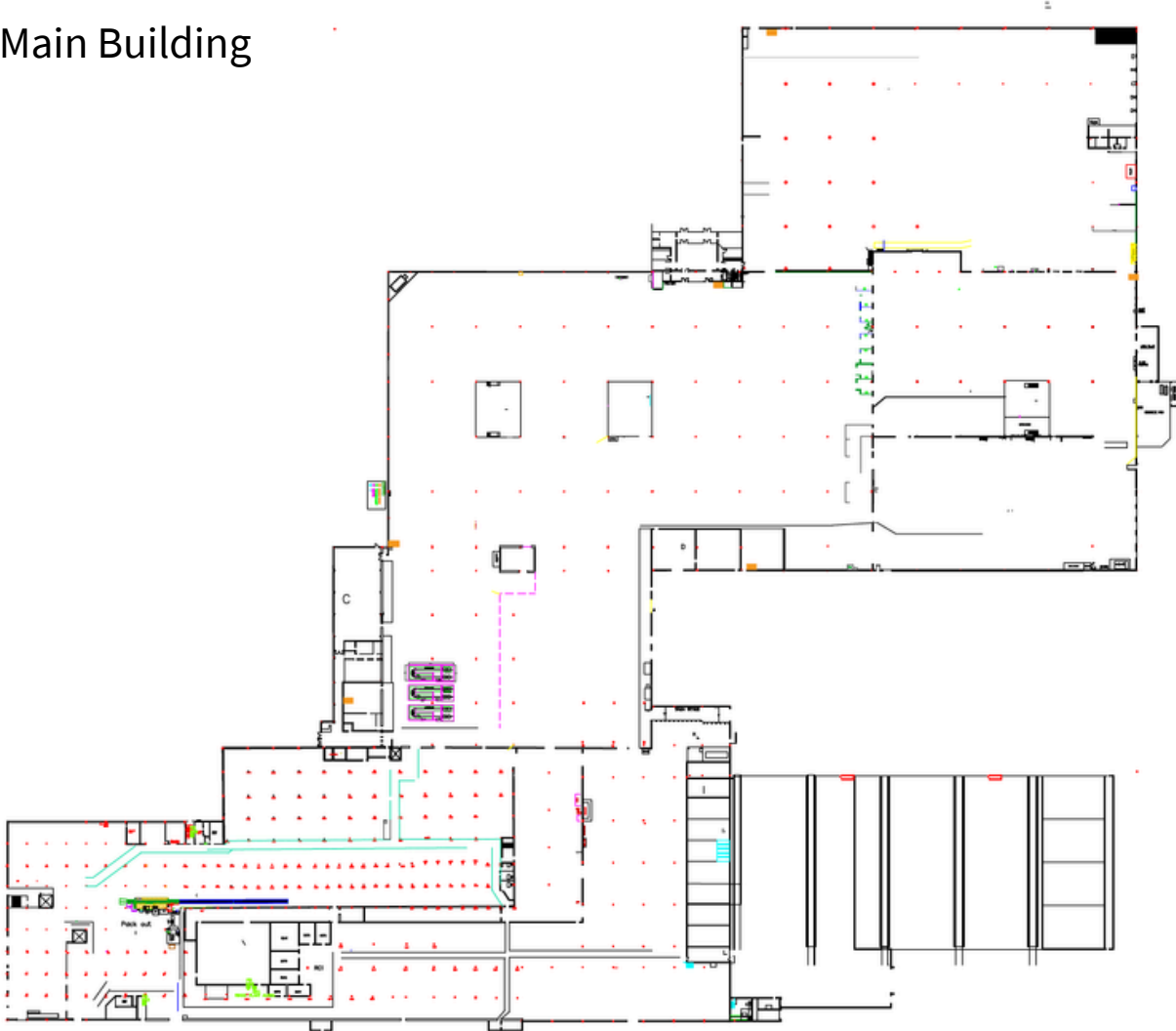
**Air Conditioning:** Office area only

**Rail:** Active rail on property adjacent to the building

**Sprinkler:** 100% wet system protected

**Location:** Less than ~1 mile from I-390

Main Building



2<sup>nd</sup> and 3<sup>rd</sup> Floors



# LOCATION MAPS | BUILDING IMAGES



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