



8245 Roxbury Lane

Bergen, NY 14416 | Warehouse Property | FOR LEASE

NEW WAREHOUSE LOCATED AT THE INTERSECTION OF ROUTE 33A (BUFFALO ROAD) AND ROUTE 490 EXPRESSWAY. CONVENIENT ACCESS TO NYS THRUWAY, ROUTE 490 AND ROCHESTER-BATAVIA-BUFFALO.

- OUTSTANDING ACCESS & VISIBILITY VIA ROUTE 490
- CLOSE TO NYS THRUWAY – ROUTE 90
- DIMENSIONS OF 100 FT. BY 200 FT.
- CEILING CLEARANCES FROM 23+/- FT TO 25+/- FT.
- TWO LOADING DOCKS AND ONE DRIVE-IN DOOR
- SPRINKLER SYSTEM
- FLOOR DRAINS
- LOW-COST BERGEN ELECTRIC
- THREE-PHASE, 480V POWER
- TAX ABATEMENT
- TAXES AND CAM IS ESTIMATED AT \$.75 PER SF (YEAR 1)
- TRADE-FREE ZONE
- ADDITIONAL LAND AVAILABLE FOR PARKING, STORAGE, ETC.

Lease Price: \$10.00 per SF,
NNN

OpEx: \$.75+/- per SF

Property Type: Warehouse

Available: 20,000 SF

Year Built: 2025

Acreage: 19.80

Parking: 25+/- with
additional land available

Zoning: Interchange INT-I



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Years!*



James (Jimmy) T. Pappas
Licensed Real Estate Salesperson