

# AVAILABLE FOR LEASE

**530 Summit Point Drive**  
**Summit Point Business Centre**  
*14,820 sq. ft. Available*  
*Single Tenant Office / Warehouse Building*



## LOCATION

Conveniently located at the intersection of West Henrietta Road (Route 15) and Lehigh Station Road, with immediate access to Routes 390 and I-90 (the New York State Thruway), in the Town of Henrietta.

## SITE DESCRIPTION

- Parking for 75 vehicles
- 1.8 acre site

## BUILDING DESCRIPTION

- Single tenant, single story, decorative masonry and steel frame construction with dryvit accents
- 6" reinforced concrete floors
- Insulated (R-20) membrane roofing system
- 13' 7" clear span ceiling height under bar joists
- Tinted insulated windows with thermally broken frames
- 600 amp, 120/208 volt, 3-phase electric service

## INTERIOR FEATURES:

- Building includes a 3,200 SF raised floor area, 240 SF computer room with raised floor and 21 private offices
- Gas fired rooftop HVAC system (40 tons) with programmable thermostats, with zones from 1,000 SF - 5,000 SF, depending on floor plan
- Multiple stall men's and women's rest rooms (2 pairs)
- Two (2) break rooms with full cabinetry and plumbing
- Ability to add one (1) 10' x 10' overhead door at grade level
- Electronically monitored fire alarm system

## LEASE TERMS

Office Space:	\$11.00 per sq. ft., triple net
Warehouse Space:	\$6.50 per sq. ft., triple net
Real Estate Taxes:	\$1.49 per sq. ft.
Common Area Charges:	\$1.03 per sq. ft.

**- WILL RENOVATE TO SUIT -**

**Gallina** DEVELOPMENT  
CORPORATION

[www.gallinadev.com](http://www.gallinadev.com)

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

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