



PREMIUM FLEX SPACE

90 GOODWAY DRIVE, HENRIETTA, NY 14623

Property Overview

Built in 1996, this 25,590 +/- SF freestanding single story modern masonry building sits on 3.62 acres. The building today has two existing spaces and is being marketed to be combined into one space with a reception area, conference room, break room, restrooms, multiple private offices and warehouse area. The space would also have two drive-in overhead doors and two loading dock doors. The building is very well maintained and nicely landscaped.

Location Overview

The available space and building are located on cul-de-sac in small industrial park in Henrietta, NY. This is an excellent suburban location in the heart of main business area. Located just 1.3 miles from I-590 on/off ramps, the flex space is close to the airport (10 min), expressways (4 min), and NYS Thruway (10 min).

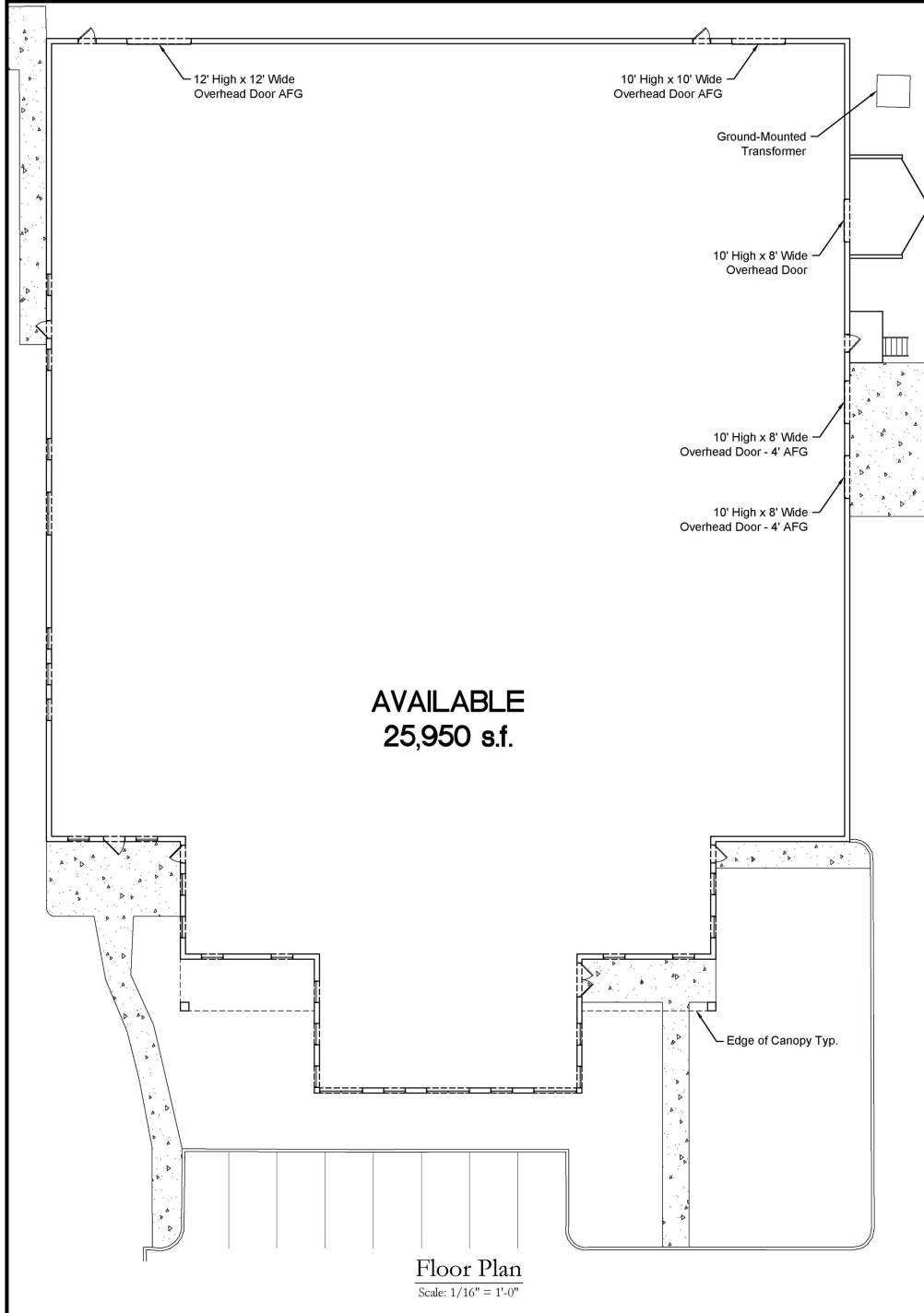
Available Space

SPACE	LEASE RATE	SIZE
Entire Building	Negotiable	25,950 SF

Property Highlights

- » Great Location
- » Great Curb Appeal
- » Like New condition
- » One Drive-in OHD 12x12
- » One Drive-in OHD 10x10
- » Plenty of parking
- » Two Loading Dock Doors 10x8
- » 20+/- ft Ceiling Heights

Floor Plan



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