

# Industrial Space

31,440 Square Feet

8 Marway Circle  
Gates, New York 14624

Accessible Location Near I-490



## Property Overview

Conveniently located space zoned for industrial use in the Town of Gates near I-490. 8 Marway Circle is a 31,440 square foot facility offering 25' clear height, ESFR sprinklers, 6 docks, 200amp 277/480volt 3 phase power, 40' x 50' column spacing.

## Offering Details

- + 31,440 SF Industrial Building
- + 25' Clear, 6 Docks
- + ESFR Sprinklers
- + Lease Rate: \$8.50/sf NNN

## Industrial Space

8 Marway Circle | Gates, NY 14624

For Lease



# Property Details

- + 31,440 Square Feet Available
- + 200 amps, 277/480 volt, 3 phase power
- + Paved Parking Area
- + General Industrial Zoning
- + 6 Loading Docks
- + ESFR Sprinklers
- + 25' Clear Height
- + 40' x 50' Column Spacing
- + Lease Rate \$8.50/sf NNN

## Contact Us

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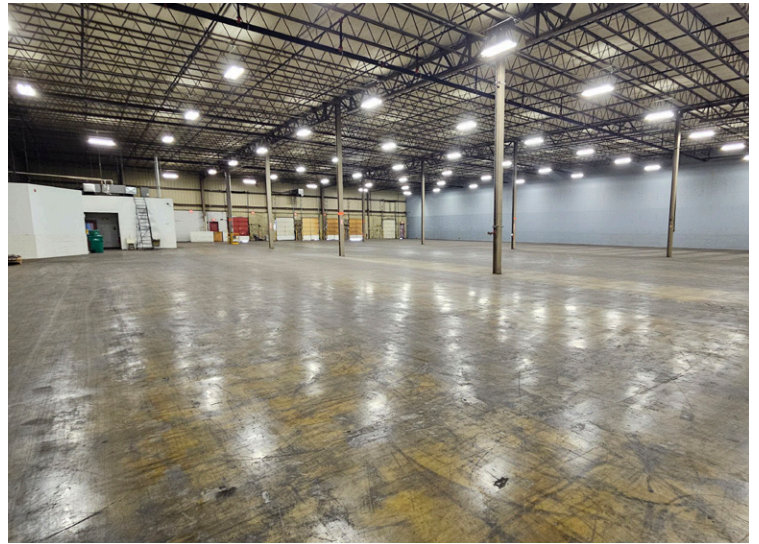
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## Industrial Space

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# For Lease



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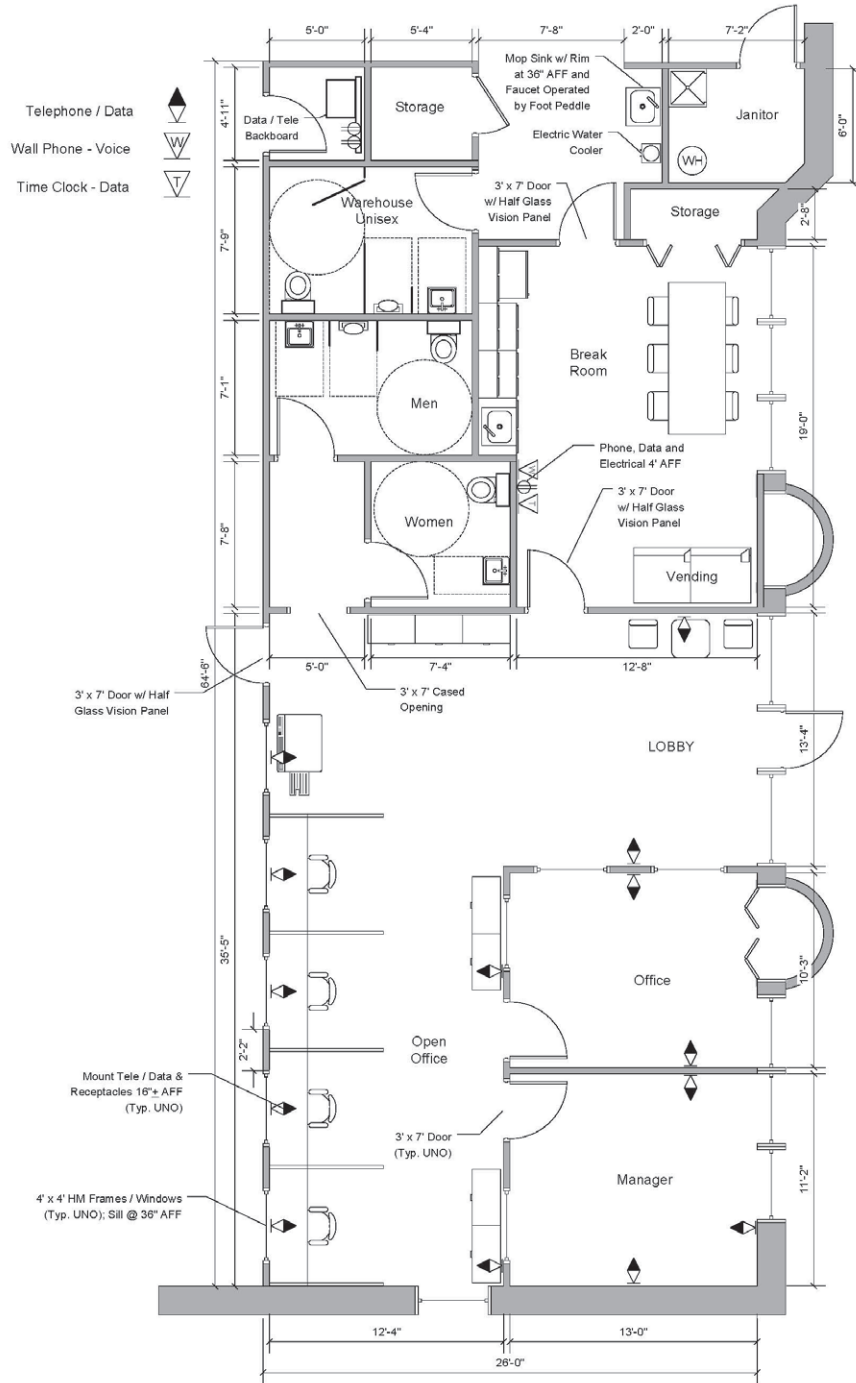
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## Industrial Space

8 Marway Circle | Gates, NY 14624

For Lease

Tire Centers, LLC #160  
8 Marway Circle  
Rochester, NY  
Enlarged Office Plan  
1,600+ SF Rev 6/10/11



This layout is for General Arrangement only. Detailed drawings, compliance with applicable codes, and permits, if any, are the responsibility of the Contractor. See Detailed Scope of Work and Finish Schedule for Additional Notes.

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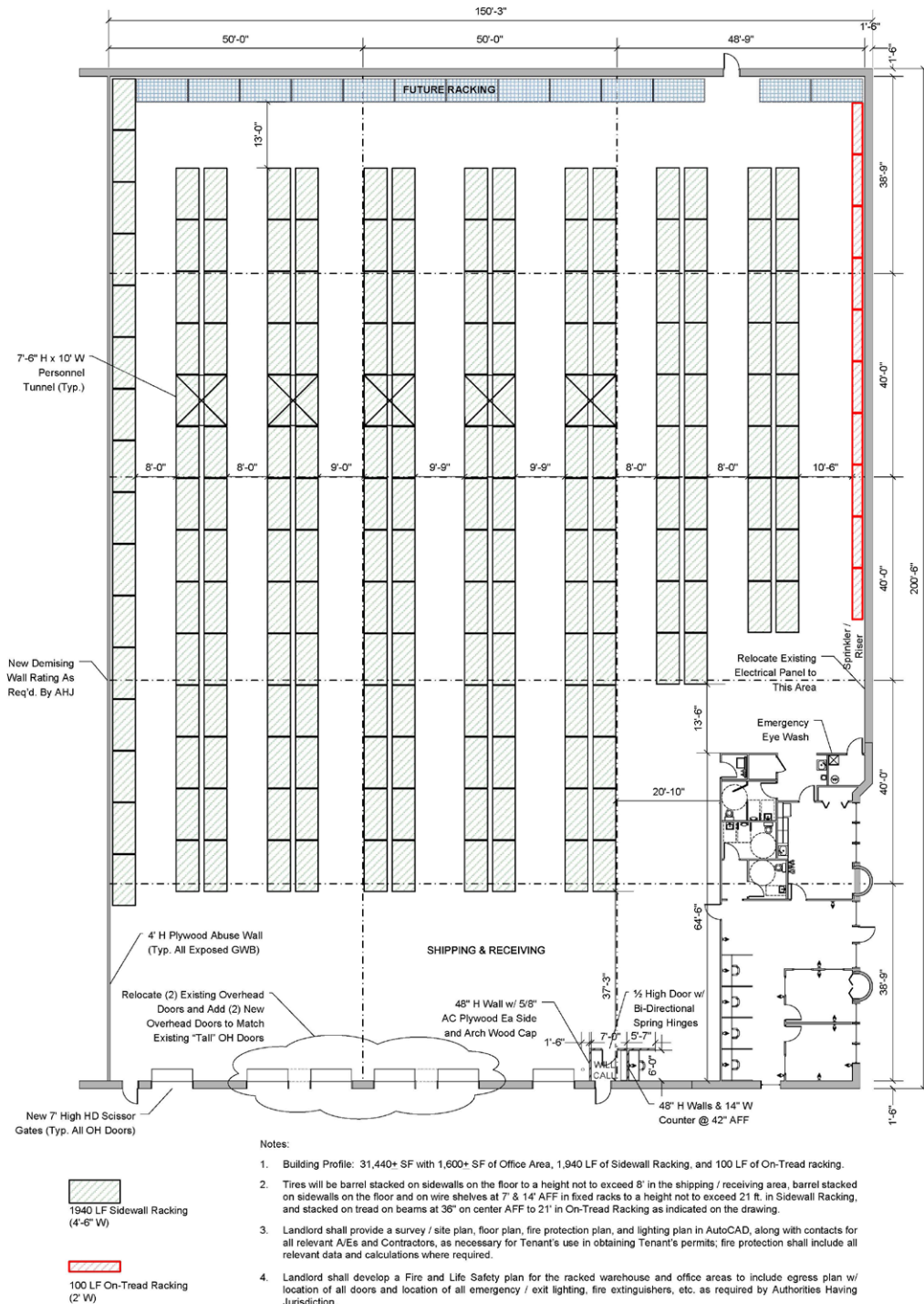
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## Industrial Space

8 Marway Circle | Gates, NY 14624

For Lease

Tire Centers, LLC #160  
8 Marway Circle  
Rochester, NY  
GA w/ Racking Plan  
31,440+ SF Rev 6/10/11



### Notes:

1. Building Profile: 31,440+ SF with 1,600+ SF of Office Area, 1,940 LF of Sidewall Racking, and 100 LF of On-Tread racking.
2. Tires will be barrel stacked on sidewalls on the floor to a height not to exceed 8' in the shipping / receiving area, barrel stacked on sidewalls on the floor and on wire shelves at 7' & 14' AFF in fixed racks to a height not to exceed 21 ft. in Sidewall Racking, and stacked on tread on beams at 36" on center AFF to 21' in On-Tread Racking as indicated on the drawing.
3. Landlord shall provide a survey / site plan, floor plan, fire protection plan, and lighting plan in AutoCAD, along with contacts for all relevant A/E's and Contractors, as necessary for Tenant's use in obtaining Tenant's permits; fire protection shall include all relevant data and calculations where required.
4. Landlord shall develop a Fire and Life Safety plan for the racked warehouse and office areas to include egress plan w/ location of all doors and location of all emergency / exit lighting, fire extinguishers, etc. as required by Authorities Having Jurisdiction.
5. Install new hi-bay fluorescent lighting in the center of aisles and shipping / receiving area as required to provide a minimum 35 fc @ 3' AFF. Maintain maximum clear height throughout.
6. Install additional emergency / exit lights for the racked warehouse as required by Authorities Having Jurisdiction.

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