



OFFERING SUMMARY

Lease Rate:	\$8.30 SF/yr (NNN)
NNN's:	3.57 SF/Yr
Available SF:	2,400 SF
Zoning:	LI - Limited Industrial

PROPERTY OVERVIEW

This multi-tenant flex building is located in the Town of Gates, New York just off Route 531 at Elmgrove Road on the northside of Elmgrove Park. This suite consists of 2,400 square feet of office and warehouse space. The front office portion has three (3) private offices and one (1) conference room. The warehouse has a gas fired suspended heater, storage above the conference room and one (1) 10' truck dock.

PROPERTY HIGHLIGHTS

- 2,400 sf of Office & Warehouse space
- Three (3) private offices & one (1) conference room
- Gas fired forced air suspended units for warehouse heat
- One (1) 10' Truck Dock Door
- 16' Clear Ceiling Height in Warehouse

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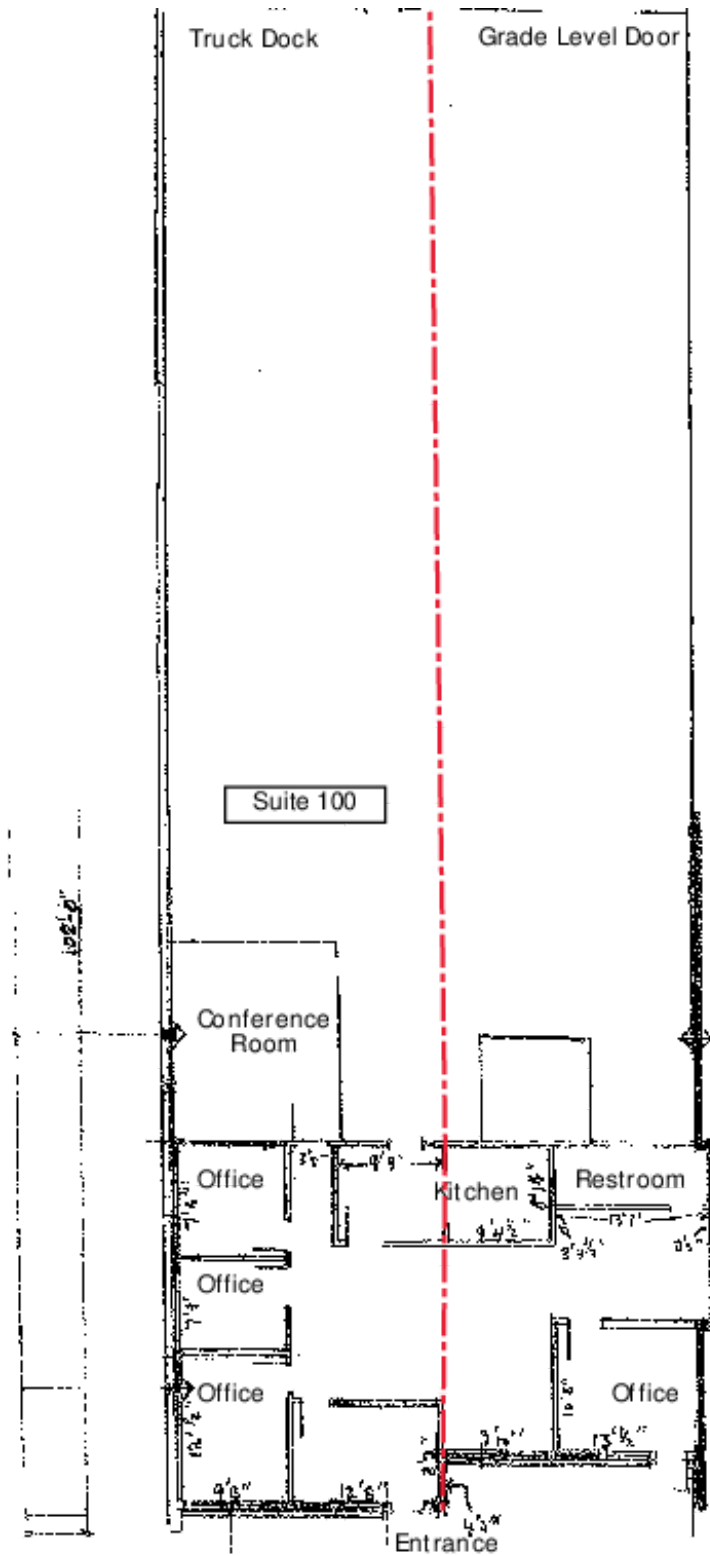
150 ELMGROVE PARK
Rochester, NY 14624

ADDITIONAL PHOTOS



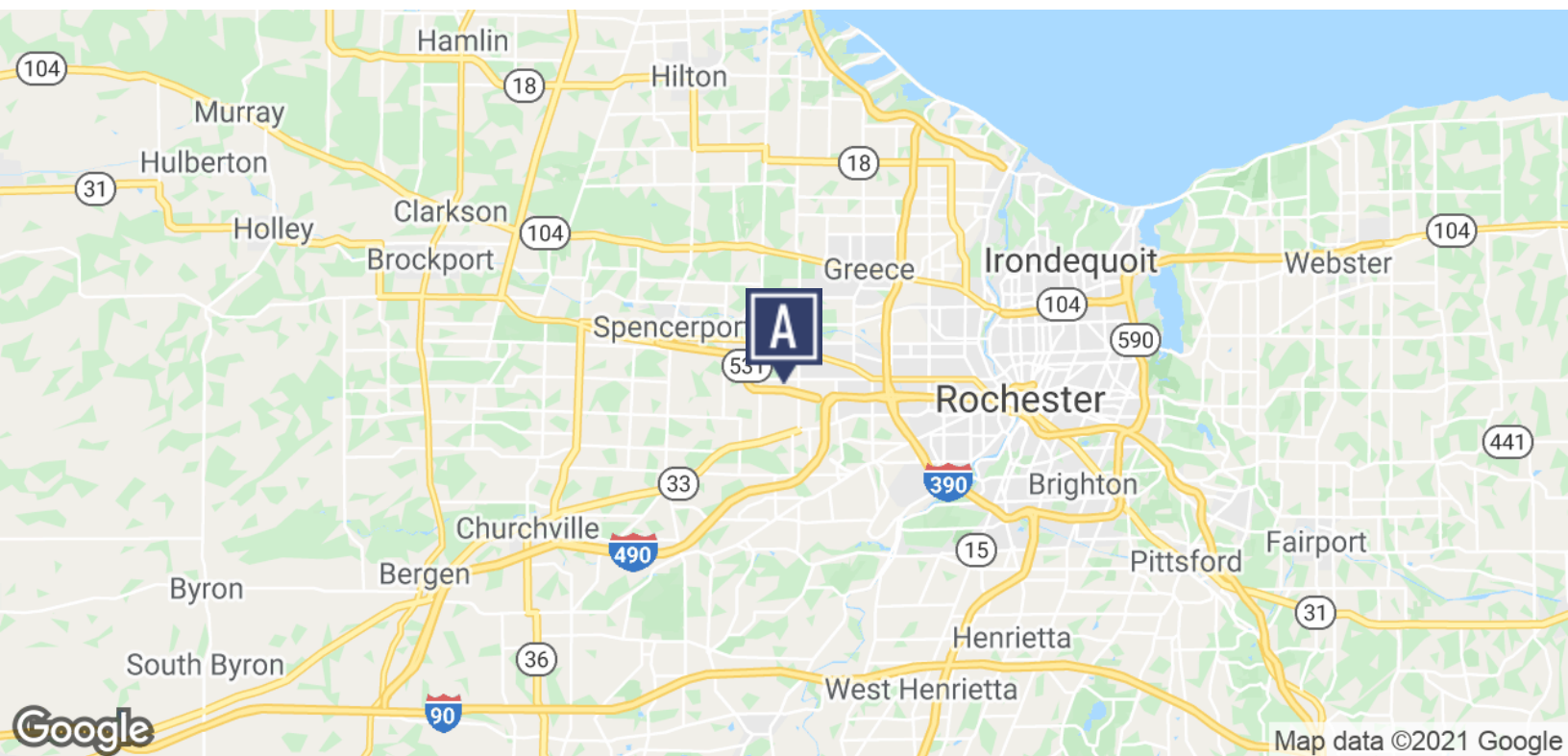
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LOCATION MAP



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