

AVAILABLE FOR LEASE

Gateway II Business Park

Batavia, NY

27,000 sq. ft. Available - Flex Building

LOCATION: Conveniently located off of New York State Thruway (Interstate 90) directly between Buffalo and Rochester in Western, New York, Genesee County.



INTERIOR FEATURES:

- Ceramic foyer common entrance
- Gas fired rooftop HVAC system, with programmable thermostats
- 9'10" high acoustical, revealed edge, 2' x 2' ceilings
- New energy efficient T-5 indirect LED lighting
- Dedicated rest rooms
- Access to outside patio area
- Solid core doors with steel sidelight frames
- Solid wood window sills
- Nylon carpet tile with carpet base or 1/8" vinyl tile floor finished with rubber base with ceramic tile in restroom areas
- ADA accessible
- Tenant Improvement work letter with a value of \$40/sq. ft.

SITE DESCRIPTION:

- Ample parking
- Rear Loading Docks
- PILOT programs available

BUILDING DESCRIPTION:

- Single story, masonry and steel frame construction with decorative block, plaster and glass facade
- 6" reinforced concrete floors
- Insulated membrane roofing system
- 480 volt, 3-phase electrical service
- Dedicated gas and electrical service for each tenant space
- Tinted insulated windows with thermally broken frames

LEASE TERMS:

\$12.95 per sq. ft. for office, triple net
\$6.95 per sq. ft. for warehouse, triple net

Real estate taxes are flexible, CAM to be established.

• WILL BUILD TO SUIT •

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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