

AVAILABLE FOR LEASE

**435 West Commercial Street
East Rochester, NY**
*2,935 sq. ft. Available
Retail / Office Space*

LOCATION

Conveniently located 1/4 mile east of Interstate 490, accessed by Exit 24 in the Town of East Rochester, New York.

SITE DESCRIPTION

- Ample direct access parking
- High visibility via West Commercial Street

BUILDING DESCRIPTION:

- Single story construction
- 5" reinforced concrete floors
- Insulated (R-20) membrane roofing system with 10 year guarantee
- 11' clear span ceiling height under bar joists
- Tinted insulated windows with thermally broken frames
- 200+ amp, 3-phase electric service



INTERIOR FEATURES:

- Current home to PowerTrain Sports & Fitness, Eastside Jazzercise and Total Sports Experience
- Unit is accessed by a separate entrance via a pair of 3' x 7' aluminum storefront doors with full glass panels
- Space can be re-configured to any office/retail layout to meet specific tenant requirements

LEASE TERMS

Office / Retail Space:	\$14.00 per sq. ft., triple net
Real Estate Taxes:	\$1.35 per sq. ft.
Common Area Charges:	\$0.69 per sq. ft.

- WILL RENOVATE TO SUIT -

**Gallina DEVELOPMENT
CORPORATION**

www.gallinadev.com

FOR MORE INFO PLEASE CONTACT:

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