



ADDRESS	Kodak Park Road, Greece, NY		
LOCATION	5 minutes to I-390		
BUILDING SIZE	191,915 sq ft		
STARTING LEASE RATES	Manufacturing & Distribution:	\$4 per sq ft per year	
	Office:	\$8 per sq ft per year	
	Laboratory:	\$15 per sq ft per year	
OPERATING EXPENSES	CAM, Taxes and Building Insurance included. Utilities & tenant space maintenance not included.		
ZONED	Industrial / General		
UTILITIES	Electric delivery 480 volt, 3 phase alternating current, low pressure steam, chilled water, process water, compressed air at 75 psi, industrial and sanitary sewers		
UTILITY RATES	Electricity \$0.043 - \$0.063 MWh delivered, other utilities highly competitive		
BUILDING AMENITIES	Secured perimeter with 24/7 coverage, climate controlled hi-bay space; Docks: 2 at west end, 3 at east end; rail access nearby, ADA accessibility, Shower rooms; 3 M / 1 F; Locker rooms 2 M / 1 F; Restrooms: 5 M / 3 F; Elevators: 2 freight at east and west ends		
AREA AMENITIES	Minutes to The Mall at Greece Ridge where dining and shopping opportunities abound. Less than 15 minutes to Lake Ontario beaches. Short drive to the Genesee Riverway Trail, Seneca Park & Zoo, Kodak Center for the Performing Arts, and Monroe Community College Workforce Development Center.		
SPACE AVAILABLE (SF)	155,600 sq ft		
BUILDING CONSTRUCTION	Foundation: Concrete; Ceiling: Concrete; Exterior: Precast panels; Floor structure: Concrete; Floor covering: Concrete in production areas, carpet in office areas; Roof: Precast; Roof covering: membrane roof, some mop based on heat load; Interior components: block		
CEILING HEIGHT	Ranges from 8' in office areas to 40'+ in manufacturing areas		
COLUMN SPACING	Open 2 nd floor		