



**Erie Station Business Park**  
INDUSTRIAL & COMMERCIAL  
PROUDLY OFFERED BY KONAR PROPERTIES

The business park with convenience, economy, and style.

## CASE STUDY

**COOPERVISION BUILD-TO-SUIT**  
**180 THRUWAY PARK DRIVE**  
**ERIE STATION BUSINESS PARK**  
**WEST HENRIETTA, NEW YORK**

### FACTS

**DEVELOPER:** Konar Properties

**ARCHITECT:** Harris Architects, Inc.

**CONTRACTOR:** RJ Taylor, Inc.

### LAND USE INFORMATION

Site Area:  
15.56 acres

Gross Building Area:  
241,600 sq ft

Parking Spaces: 260 spaces

Parking Ratio:  
1.08 spaces / 1,000 sq ft

Additional Parking:  
345 spaces in reserve

### DEVELOPMENT SCHEDULE

Build-to-Suit Proposal: January 2005

Planning Started: May 2005

Lease Signed: June 2005

Town Approval: July 2005

Construction Started: August 2005

Building Occupancy: March 2006



### PLANNING

After negotiating a \$1.2 billion purchase of Ocular Sciences Inc. in the summer of 2004, CooperVision needed to consolidate its distribution networks. With the help of NAI Pyramid Brokerage, CooperVision toured several national and regional markets and concluded with the selection of Erie Station Business Park in Rochester, New York.

### ARCHITECTURE

The exterior of the building is a combination of precast concrete panels and insulated metal sandwich panels. CooperVision's main office area, including a 12,000 sq ft office build-out and a 3,000 sq ft cafeteria, is located on two floors at the southeast corner of the building. Two additional locations along the front elevation of the building are designed to accommodate two-story office build-outs for future growth.

The warehouse features an ESFR fire suppression system and twelve truck level docks. The warehouse floor is a combination of 8" thick fiber reinforced and 12" steel reinforced concrete, designed to support a 35,500 sq ft mezzanine being constructed by CooperVision.

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**Work in Progress**



## **THE BUILDING**

**Building Size:** 241,600 sq ft

**Bay Size:** 50 ft x 40 ft

**Clear Height:** 30 ft to the underside of the lowest structural member

**Docks:** 14 truck-level docks equipped with dock levelers, bumpers, seals and dock lights

**Floor:** 6"-12" reinforced concrete slab over 8" aggregate base. The floor is finished to FF 30 and FL 25 and sealed with Ashford sealer.

**Roof:** EPDM roofing system

