



Erie Station Business Park
INDUSTRIAL COMMERCIAL
PROUDLY OFFERED BY KONAR PROPERTIES

SITE SPECIFICATIONS

Site Name: Erie Station Business Park
Thruway Park Drive
W. Henrietta, NY 14586

County: Monroe

Owner: Thruway Industrial Park, L.P.
75 Thruway Park Drive
W. Henrietta, NY 14586
ATTN: Michael Trojian
(585) 334-4110

Leasing Info: Michael Trojian
Konar Properties
75 Thruway Park Drive
W. Henrietta, NY 14586
(585) 334-4110 x222

GENERAL SITE DATA

Total Acreage: 270 acres

Total Acreage Available: 99 acres

Dimensions of available acreage: 4 acres to 30 acres

Zoning & Restrictions: Industrial

Special Designations: All Sites are shovel ready



Erie Station Business Park
INDUSTRIAL COMMERCIAL
PROUDLY OFFERED BY KONAR PROPERTIES

LOCATION ACCESS:

Thruway Park Drive intersects Erie Station Road (NYS Rt 253); and West Henrietta Road (NYS Rt 15). The park is located two miles from Interstate 390 and NYS Thruway Interchange 46. Some lots are available with rail access.

ELECTRICITY:

Contact Rochester Gas & Electric's Economic Development Office at (800) 456-5153.

Rates are advertised on their web page at www.rge.com/YourBusiness/pricingandrates/

The Park's electrical distribution supply is from the 12kV distribution substation 419 on Lehigh Station Road (approx 2.8 miles away from the Business Park via existing roads). The available capacity is limited by the circuit capability and loading to about 1MVA. The substation can supply considerably more.

There is a potential for redundant power from a second circuit that runs about ¾ miles west of the site. A 34kV supply circuit is about 1.4 miles away from the site and could supply up to about 9MVA but without redundancy from the existing system.

GAS:

Contact Rochester Gas & Electric's Economic Development Office at (800) 456-5153.

Rates are advertised on their web page at www.rge.com/YourBusiness/pricingandrates/

The park is serviced by three sources:

1. 2" western gas line is located at Erie Station Road and Thruway Park Drive providing 15 mcfh at 30psi. The capacity is 40psi.
2. 4" eastern gas main is located at the east end of Thruway Park Dr. and supplies 10mcfh at 22psi. The capacity is 40 psi.
3. 24" gas main passes through the business park, supplying 200mcfh at 240psi. The capacity is 250psi. It could provide more mcfh but a gas pressure reducing station and additional new gas lines would need to be constructed.



Erie Station Business Park
INDUSTRIAL COMMERCIAL
PROUDLY OFFERED BY KONAR PROPERTIES

WATER:

The water is provided by Monroe County Water Authority. Contact Rich Episcapo at (585) 442-2000.

The park has a 12 inch water main running along Thruway Park Drive.

The Water Authority has the capacity to treat 140 MGD

The cost per 1,000 gallons is \$2.57 + \$.43/day

SEWER:

The Town of Henrietta provides the sewage treatment. Contact Michael Catalano at (585) 359-7073.

There is an eight inch main running alongside Thruway Park Drive

The Town has the capacity to treat 125 MGD at their facilities.

TELECOMMUNICATIONS DATA:

Telecommunications are provided by Frontier Corporation (585) 777-1234 and Time Warner Cable (585) 756-5000

Both T1 and Fiber are available with redundant capacity

BUILDING DATA

Erie Station Business Park currently has a 38,000 square foot multi-tenanted flex industrial building available for lease. We will, also, sell land to prospective owners or build-to-suit for prospective tenants. We also will develop properties for owners on a turn-key basis.