



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

— Custom Space Available in Three Months —

# New Flex Space for Lease

100,000 Square Feet | Suites Available from 6,000 Square Feet

45 and 65 Becker Road, West Henrietta, New York



Your Place of Business, Built Around Your Needs





# Versatile Space for Expanding Businesses

Close Proximity to 1-390, I-90, and Rochester International Airport

We are delighted to announce two upcoming Class A buildings, 61,000 and 39,000 square feet respectively, which together will add a total of 100,000 square feet of flex space to Erie Station Business Park. Suites — each featuring a dedicated entrance — will be available in sizes ranging from 6,000 square feet to a full building. Thanks to custom-built interiors, these new flex spaces can serve any purpose: light manufacturing, warehouse space,

front office, distribution centers, or research and development. With 4.5 parking spaces per 1,000 square feet of space, there's ample free and convenient parking for personnel and customers.

Your suite can be configured, customized to your brand standards, and ready for move-in just 90 days from lease signing.



To schedule a visit, contact Michael Trojjan:





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## Your Place of Business, Built Around Your Needs

- A** Clean, modern landscape space with high ceilings and ample natural light, with perimeter offices and conference rooms
- B** Versatile open warehouse space with your choice of dock types and locations
- C** Employee break room, lounges, meeting areas, and fitness centers
- D** Cleanrooms for manufacturing needs
- E** Striking conference rooms with floor-to-ceiling windows



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