



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

Site Finder and/or Loop Net reference: FL-304, FL-371, FL-372,
FL-373, FL-605

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



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LOCATION ACCESS:

- **Distance to closest State Route and Name:** Thruway Park Drive intersects Erie Station Road (NYS Rt 253); and West Henrietta Road (NYS Rt 15)
- **Distance to closest Interstate and Name:** 2 Miles from Interstate 390 and NYS Thruway Interchange 46
- **Access road exist to proposed site:** Yes
- **Is rail available at site?** Yes

MAPS:

- **Aerials, electronically formatted:** Yes
- **Topography of the proposed acreage:** Yes
- **Approved sub-divisions:** Yes
- **Where utilities are stubbed:** Yes
- **Curb cut / road access:** Yes

UTILITIES

ELECTRICITY:

- **Contact:** Mike Chmiel
(585) 771-4567
- **Provider:** Rochester Gas & Electric
(585) 546-2700
- **Cost per kwh:** First 17,120 @ \$.07234/kwh
Next 11,760 @ \$.0528/kwh
Minimum Charge: \$50.00
- **Demand Costs:** \$13.38 / kw



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- Closest substation capacity:

The 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.

- Potential for Redundant Power:

A second circuit runs about $\frac{3}{4}$ miles west of the site and could be available for redundant power. 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:

Mike Chmiel
(585) 771-4567

- Provider:

Rochester Gas & Electric
(585) 546-2700

- Size of line / psi capacity:

There are three sources to the Business Park:

- A 2" western gas line is located at Erie Station Road and Thruway Park Drive providing 15 mcfh at 30psi. The capacity is 40psi.

- A 4" eastern gas main is located at the east end of Thruway Park Dr. and supplies 10mcfh at 22psi. The capacity is 40 psi.



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- A 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.

- **Cost per therm delivered:**

\$15.00 for first 3 therms
\$.17417 therm for next 50 therms

WATER:

- **Contact:**

Paul Springer
(585) 442-2000 x 281

- **Provider:**

Monroe County Water Authority
(585) 442-7200

- **Line Size at Site:**

12 inch

- **Treatment Plant Capacity - GPD:**

140 MGD

- **Cost per 1,000 gallons:**

\$2.25 + \$.012/day

SEWER:

- **Contact:**

Paul Petrone
(585) 359-7005

- **Provider:**

Town of Henrietta
(585) 359-7072

- **Line Size at Site:**

8 inch

- **Force main or gravity:**

Both; depending on site

- **Treatment Plant Capacity – GPD:**

125 MGD

- **Costs:**

\$98.00 for first 16,972 c.f./min.
\$.58 /c.f./min over 16,972 c.f./min



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TELECOMMUNICATIONS DATA:

- Provider:

Frontier Corp.
(585) 777-1234

Time Warner Cable
(585) 756-5000

- T1 or Fiber available at site:

Both are available with redundant capacity

BUILDING DATA

Erie Station Business Park has no existing building vacancies at this time (Fall 2007). We will sell land to prospective owners or build-to-suit for prospective tenants. We also will develop properties for owners on a turn-key basis.