



ADDRESS	116 Latona Road, Eastman Business Park Greece, NY, Monroe County
LOCATION	Bordering I-390. 15 minutes from exit 10 I-590.
PARCEL SIZE	6.1 acres +/- . Site size to be determined with subdivision.
SALE PRICE	\$100,000 to \$140,000 per acre depending on use
LEASE RATE	Lease: \$8,000 per acre per year
OPERATING EXPENSES	<b>Lease:</b> Includes CAM, landlord's insurance and taxes. <b>Sale:</b> TAXES: \$15,118 per year Perimeter CAM: Negotiable
ZONED	IG Industrial / General
PHYSICAL CONDITION	<b>NYS Shovel-Ready Build Now Certified</b> History: agricultural, crop and pasture land. Extensive evaluation and monitoring. Soil and groundwater conditions amenable to development.
UTILITIES	Available: Potable water Nearby: electric, LP steam, 140# steam, 260# steam, chilled water, compressed air, nitrogen, process water, demineralized water, fire water, industrial sewer
TAX PARCEL IDS	090.05-1-14.11
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 through The Park to the Genesee Riverway Trail, Seneca Park & Zoo, Kodak Center for the Performing Arts, and Monroe Community College Workforce Development Center.









