



FOR LEASE

Industrial / Warehouse

42,000 SF of warehouse space available for lease. Just a short 2-mile drive from the thruway, this metal building features two loading docks and four at-grade overhead doors.

Address

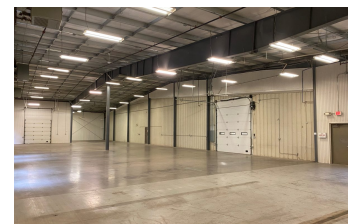
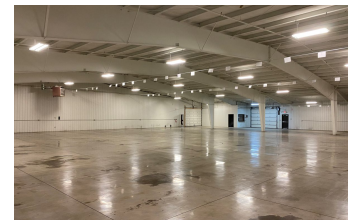
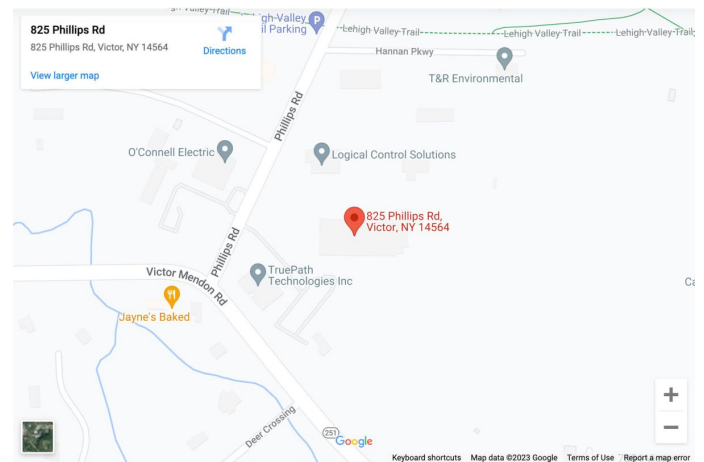
825 Phillips Rd
Victor, NY 14564

General Information

Building Size: 42,153 SF
Lot Size: 5.38 AC
Zoning: Light Industrial

Property Highlights

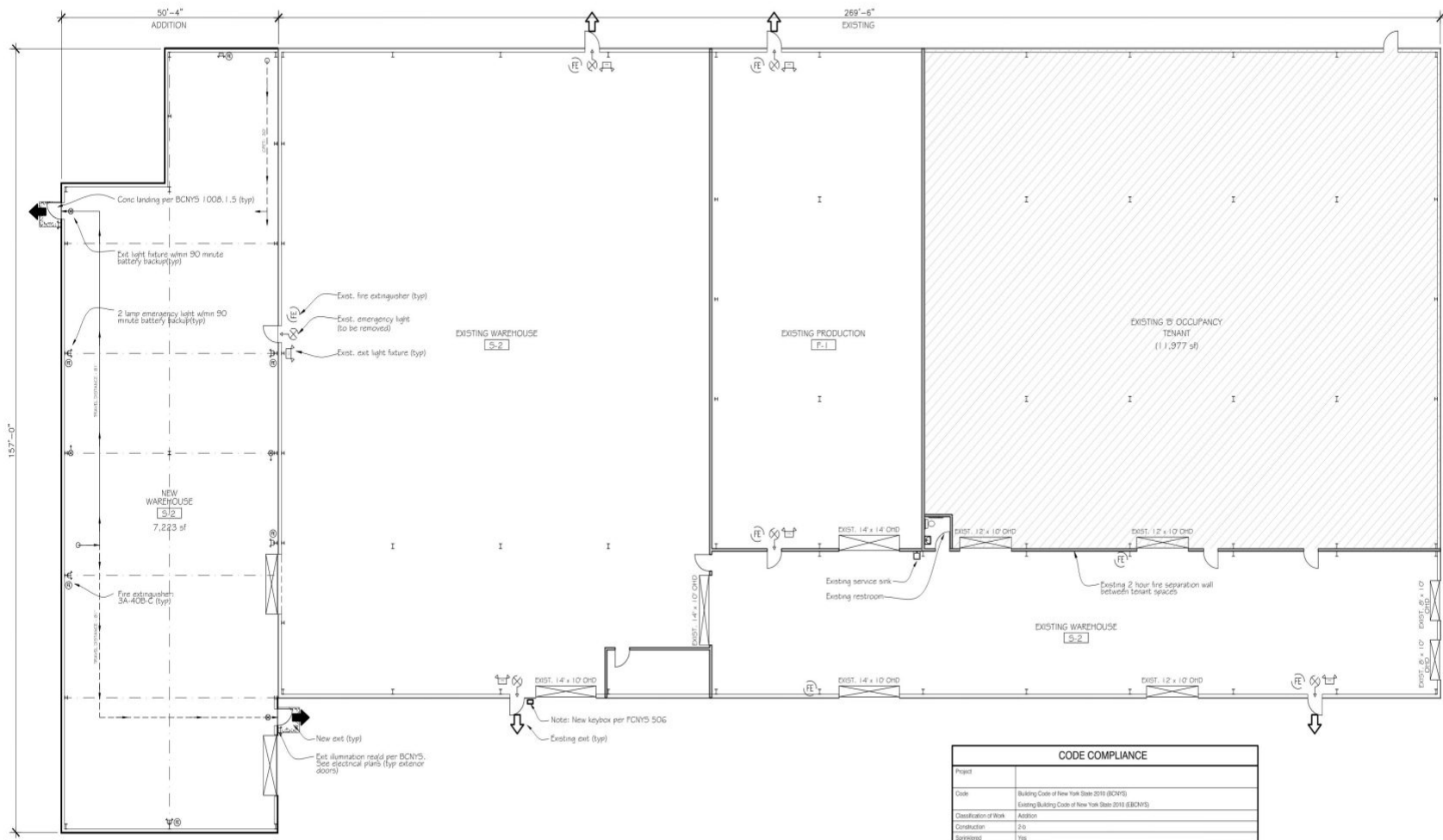
- Less than 2 miles away from the I-90 Thruway entrance
- 2 truck docks w/ levelers
- 4 at-grade overhead door access
- 100, 200, 800 amp bus ducts
- 15' - 24' ceiling height
- 24'x40' column spacing O.C.
- Customer reception with waiting room & private restroom



CONTACT:

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LIFE SAFETY PLAN
3/32" = 1'-0"

CODE COMPLIANCE	
Project	
Code	Building Code of New York State 2016 (BCNYS) Existing Building Code of New York State 2010 (EBCNYS)
Classification of Work	Addition
Construction	2-0
Sprinkled	Yes
Occupancy	Mixed occupancy (F-1, S2); Non-separated (based on F-1, structure occupancy)
Allowable Area	Area Allowed: Area tabular (BCNYS table 503) + area increase (sprinkler) (506) Area Allowed = 52,000 sf + 113,300 sf = 165,300 sf Total Proposed Area = 42,102 sf Actual Area = 11,977 sf
Actual Area	Existing B tenant: 11,977 sf Horsepower Motors: Existing F1: 4,877 sf Existing S2: 18,276 sf Addition S2: 7,223 sf Total addition: 7,223 sf Total Horsepower Motors: 35,176 sf Total building: 47,200 sf
Occupant Load	Existing Production (F1): 4,877 sf @ 100 sf/person = 49 Existing Warehouse (S2): 18,276 sf @ 900 sf/person = 36 Total existing occupants: 85 Addition (S2): 7,223 sf @ 900 sf/person = 15 1000 = 0.17 (Occupant load increase 17%, <20%) Total occupants: 100 (Note: long term automobile storage facility; actual occupant load = 10 occupants)
Exit	Required exits (1019.1) 2 exit (5 provided)
Travel Distance	(2016) 6 to 8 ft (200 max - (8) actual)
Corner Path of Egress	(1014.4) 100 max - (30) actual
Plumbing	Fixtures required (2202): 100 occupants Toilets: F1/S2 occ: 1 per 100 = 1.00 req'd (1 provided) Urinals: F1/S2 occ: 1 per 100 = 1.00 req'd (1 provided) Drinking fountain: F1/S2 occ: 1 per 400 = 0.25 req'd (junk located in lieu of GF, (410) PCNYS) Service sink: 1 required (1 provided) Note: (BCNYS 712.1) Fixtures provided per BCNYS if occupant load increase > 30% Occupant load increase = 17% (1-20%) Existing future count to remain