



Erie Station Business Park
INDUSTRIAL COMMERCIAL
PROUDLY OFFERED BY KONAR PROPERTIES

The business park with convenience, economy, and style.

CASE STUDY

DDS COMPANIES (Speculative Warehouse)
50 BECKER ROAD
ERIE STATION BUSINESS PARK
WEST HENRIETTA, NEW YORK

FACTS

DEVELOPER: Konar Properties

ARCHITECT: A. Epstein & Sons

CONTRACTOR: LeCesse Construction Company

LAND USE INFORMATION

Site Area:
5.75 acres

Gross Building Area:
60,000 sq ft

Parking Spaces: 105 spaces

Parking Ratio:
1.63 spaces / 1,000 sq ft

Additional Parking:
60 spaces in reserve

DEVELOPMENT SCHEDULE

Site Purchased: April 1999

Planning Started: February 2000

Town Approval: June 2000

Construction Started: March 2001

Building Complete: November 2001



PLANNING

Konar Properties saw a need in the Rochester area for a first-class, high-cube warehousing facility. A study of the local market showed that the existing stock was dated and did not meet modern warehousing needs. In order to achieve its vision, Konar Properties retained the design services of A. Epstein & Sons.

ARCHITECTURE

The building was originally designed as a multi-tenant facility. To accomplish multiple office configurations, the building was lined with a row of punch-style windows along the front façade with entrances at each corner. In addition, the design needed to adapt to a variety of different potential users. Upper rows of windows were placed to accommodate an office mezzanine, future dock positions were integrated into the pre-cast, and a zoned fire suppression system was incorporated into the building.

The design and superior aesthetics of this facility set the standard for all other buildings in the Park. In 2013, DDS Companies purchased the building to use as an industrial and warehouse space.

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THE BUILDING

Building Size: 60,000 sq ft

Bay Size: 40 ft x 40 ft

Clear Height: 30 ft to the underside of the lowest structural member

Docks: 6 truck-level docks equipped with dock levelers, bumpers, seals and dock lights

Floor: 6" reinforced concrete slab over 8" aggregate base. The floor is finished to FF 30 and FL 25 and sealed with Ashford sealer.

Roof: EPDM roofing system

