



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

