



Erie Station Business Park
INDUSTRIAL COMMERCIAL
PROUDLY OFFERED BY KONAR PROPERTIES

The business park with convenience, economy, and style.

CASE STUDY

FEDEX GROUND BUILD-TO-SUIT
225 THRUWAY PARK DRIVE
ERIE STATION BUSINESS PARK
WEST HENRIETTA, NEW YORK

FACTS

DEVELOPER: Scannel Properties

ARCHITECT: Renaissance 3 Architects

CONTRACTOR: The Nichols Team

LAND USE INFORMATION

Site Area:
12.5 acres

Gross Building Area:
101,310 sq ft

Parking Spaces: 150 spaces

Parking Ratio:
1.48 spaces / 1,000 sq ft

Additional Parking:
66 spaces in reserve

DEVELOPMENT SCHEDULE

Build-to-Suit Proposal: January 2005

Planning Started: May 2005

Lease Signed: June 2005

Town Approval: July 2005

Construction Started: August 2005

Building Occupancy: April 2006

For more information please contact:
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PLANNING

FedEx Ground Corporation is the premier global provider of transportation, logistics, e-commerce and supply chain management services. FedEx Ground is the second largest small-package ground carrier in North America, with a network of 369 automated distribution hubs and local pick-up-and-delivery terminals supported by a team of 35,000 employees and contractors throughout the United States and Canada.

ARCHITECTURE

The exterior of the building was constructed with tilt-up concrete panels.

Regional sort facility

Interior truck parking

Fully automated conveyor system for sorting packages

The warehouse features a dry fire suppression system and twelve truck level docks. The warehouse floor is a combination of 8" thick fiber reinforced and 12" steel reinforced concrete, design to support a 35,500 sq ft mezzanine being constructed by CooperVision.

96 delivery trucks indoors



THE BUILDING

Building Size: 101,310 sq ft

Office Size: 5,400 sq ft

Bay Size: 60 ft x 42 ft

Clear Height: 20 ft to the underside of the lowest structural member

Docks: 17 truck-level docks equipped with dock levelers, bumpers, seals and dock lights

Floor: 6" 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



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