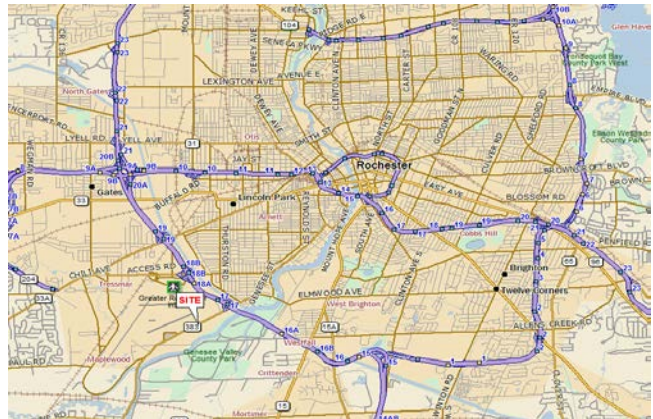




AIR PARK COMPLEX

**7,060 SF Available – Can Subdivide
Property Highlights**

- Mixed-use complex featuring office and flex space with grade level doors
- Centrally located to the City of Rochester and the surrounding suburbs
- Excellent access to major highways including I-390, I-490, I-590, and the NYS Thruway
- Located across from the Greater Rochester International Airport



Building Features	
Total Square Feet	24,000 SF
Office Space Available	4,660± SF office space
Office Space Available	2,400± SF office space
Includes Warehouse Space	525 SF with grade level overhead door
Lease Rate	\$9.00, net; taxes & utilities

Traffic Counts	
Scottsville Road	17,513 AADT
I-390 @ Scottsville	118,890 AADT
Source: NYS DOT	

For more information, please contact:

Kenneth P. Andrychuk
Assocate Real Estate Broker
 585.248.9426
 kandrychuk@pyramidbrokerage.com

Daniel J. O'Neill, SIOR
Real Estate Salesperson
 585.348-9426
 doneill@pyramidbrokerage.com

370 Woodcliff Drive
 Fairport, New York 14450
 phone: +1 585 248 9426
 pyramidbrokerage.com

