

MULTI-USE FLEX BUILDINGS



Property Highlights

- Office, Research & Manufacturing Business Park
- Property is located on O'Neil Rd with easy access to Rt 31 and within close proximity to the NYS Thruway I-90, Fairport, Penfield, Canandaigua, Victor & Newark
- 12' nominal ceilings, energy efficient buildings
- Attractive pricing, well maintained campus
- Security systems throughout, 24/7 hour monitoring with exterior cameras
- Will demise per tenants request
- Expandable buildings offer room to grow
- Racking Available
- ❖ **Landlord is offering a 3 month rent abatement end of year one**

Building 4: (Open Space)

- Flexible building layout
- 3 Phase, 600 AMP available
- Loading dock
- (2) two overhead doors (10')



Building 5: (Open Space)

- Flexible building layout
- Office, conference area, 2 storage rooms, large open center
- 3 Phase, 600 AMP
- (2) two overhead doors (10')

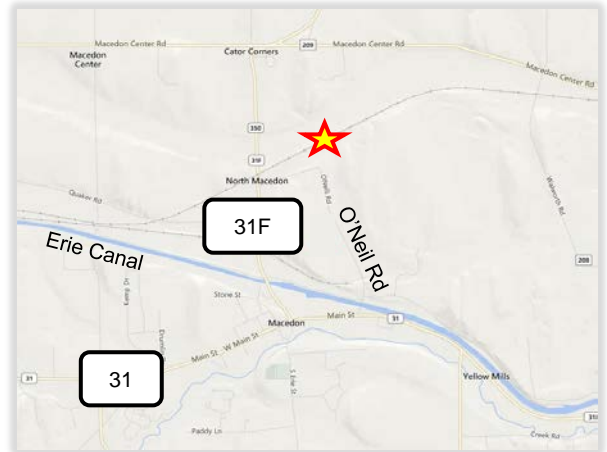
Building 1: (Open Space)

- Open space with office, conference room, kitchenette and full bath
- (1) overhead door (10')



Travel Times

- Thruway, I-90 - 14 min
- Fairport - 13 min
- Penfield - 18 min
- Victor - 18 min
- Newark - 20 min
- Canandaigua - 20 min



For more information, please contact:

Robert F. Wied, Jr.
Real Estate Salesperson
 +1 585 248 9426
 rwied@pyramidbrokerage.com

pyramidbrokerage.com

Building Availability

| | |
|------------------------------|-------------|
| Building 1 (Entire Building) | 2,560 ± SF |
| Building 4 (Entire Building) | 5,520 ± SF |
| Building 5 (Entire Building) | 5,600 ± SF |
| Building 4 & 5 (Combined) | 11,120 ± SF |