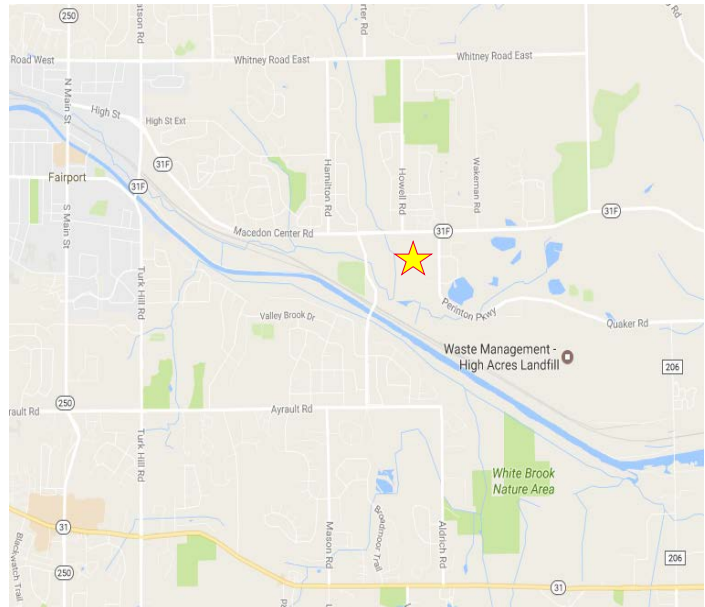


**AVAILABLE IMMEDIATELY**



**PROPERTY FEATURES**

- Flex Building, labs, manufacturing, potential clean rooms
- Eastside manufacturing space ideal for office, manufacturing or assembly
- 2 truck doors with levelers; potential grade door can be added
- 2400 Amp, 480V, 3Ph
- Located just east of the Village of Fairport on Perinton Industrial Park
- Fairport electric,
- 14.75 ft clear height
- 100+ car parks



**Building Features**

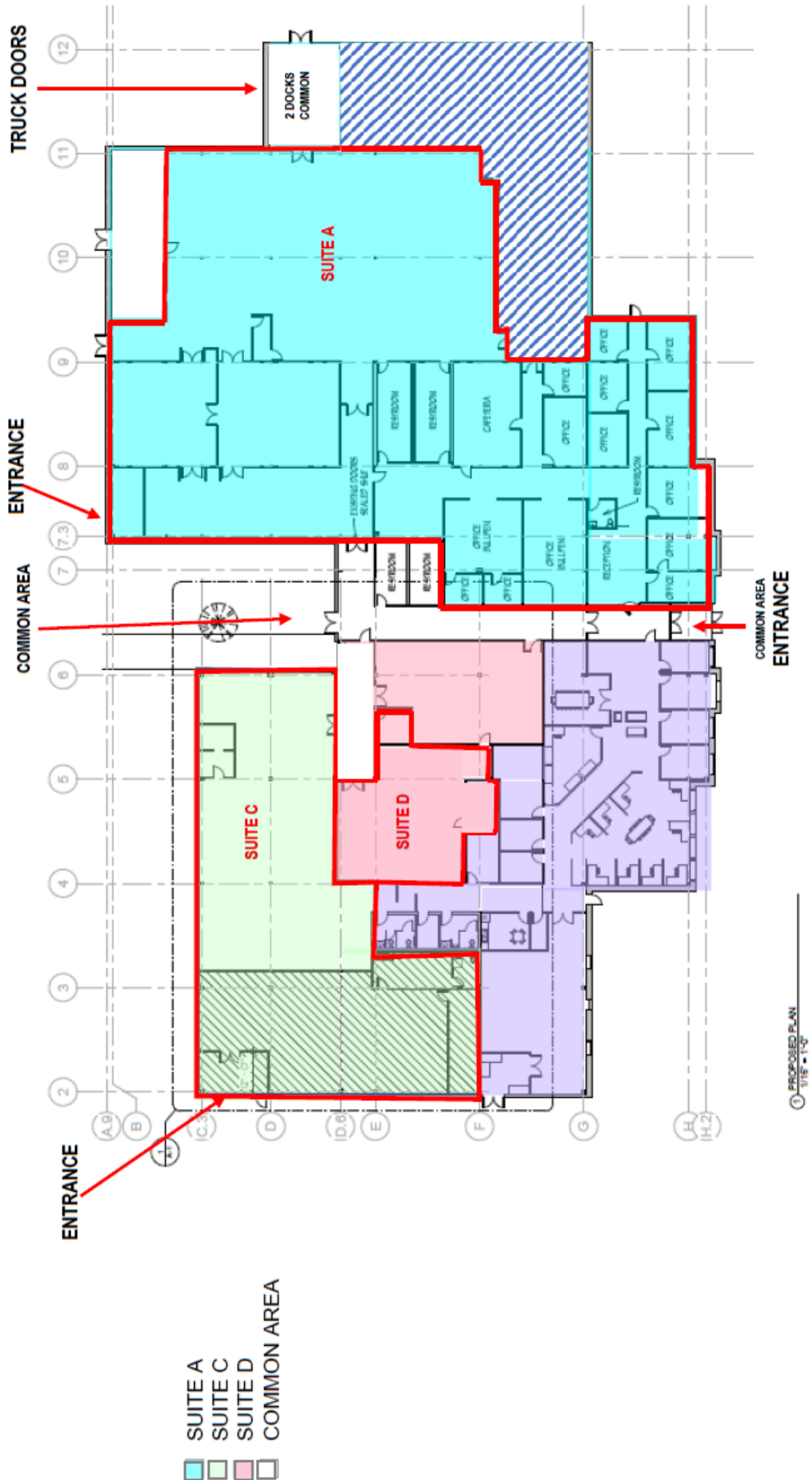
Suite A	16,201 ± SF
Suite C	6,844± SF
Suite D	1,672± SF
Lease Rate (Office)	\$12.00 psf, Modified Gross
Lease Rate (Warehouse)	\$9.00 psf, Modified Gross

For more information, please contact:

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# Floor Plan



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