



FOR
LEASE

71 Perinton Parkway
Fairport, NY

1,350± SF – 7,000± SF

Eastside Manufacturing Space
Ideal For Office, Manufacturing,
Labs or Assembly

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Flex-Space Opportunity



Property Highlights

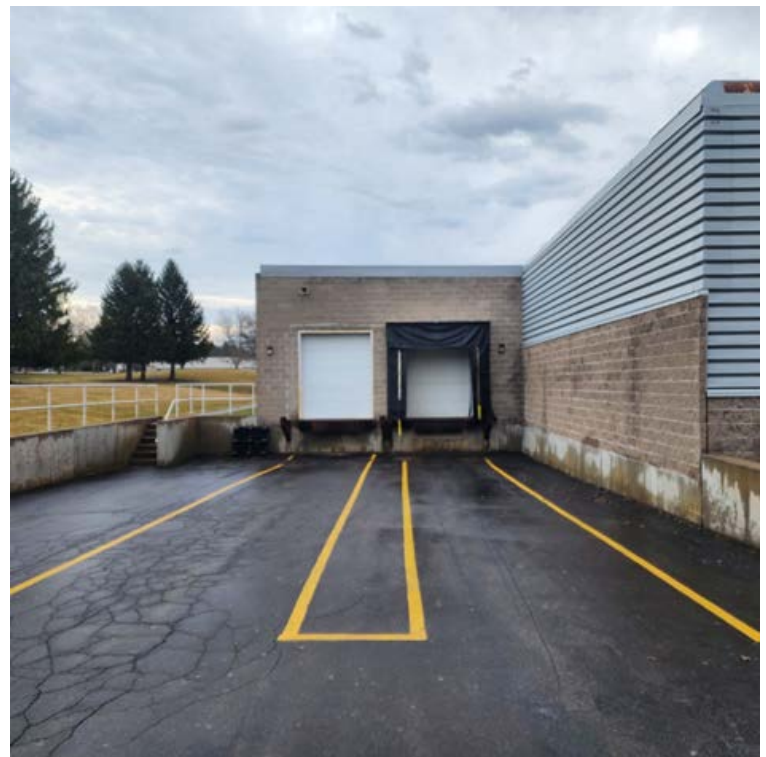
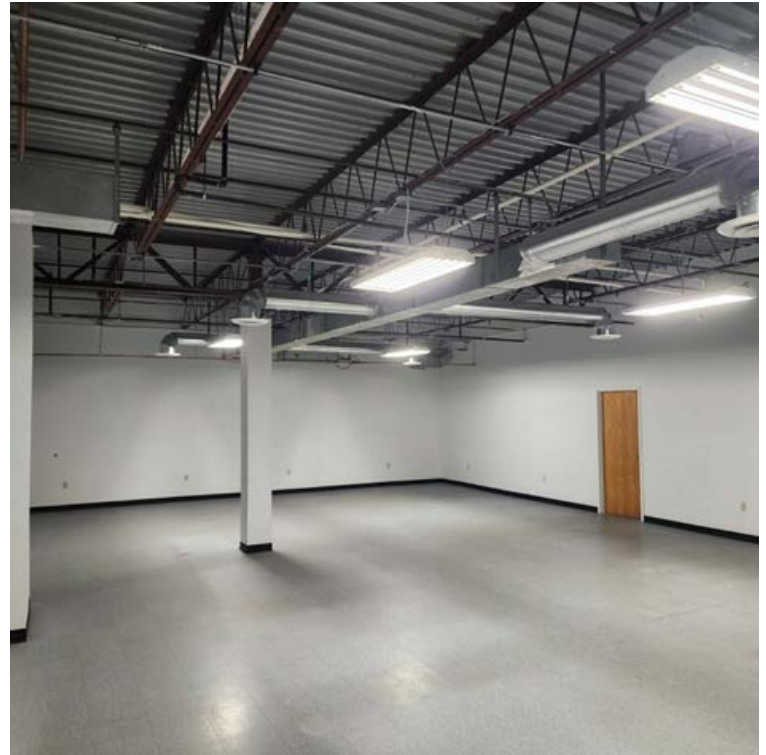
- Flex Building, labs, manufacturing, potential clean rooms
- 2 truck doors with levelers; potential grade door can be added
- 2400 Amp, 480V, 3 Phase
- Located just east of the Village of Fairport in Perinton Industrial Park
- Fairport electric
- Sky lights
- 11.5 – 14.75 ft clear height
- 100+ car parks



Building Section	Sq ft	Lease Rate \$/sq ft/year
Area A	4,380 ± SF	\$12.50
Area B	1,343 ± SF	\$11.00
Area C	5,955 ± SF	\$12.50
Area D	6,747 ± SF	\$11.00
Lease Rates	Modified Gross	

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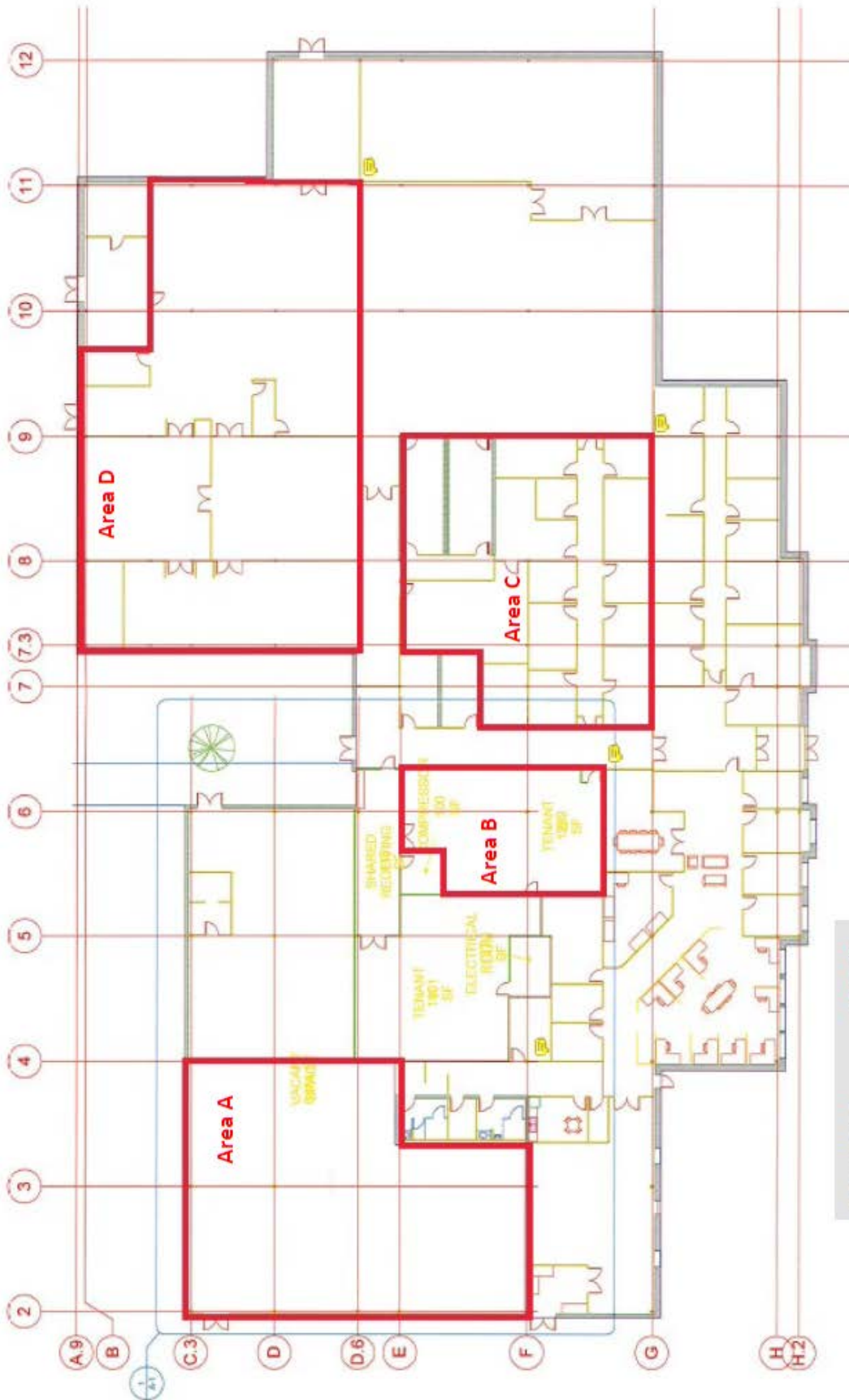
Property Photos



Floor Plan

Area Tool **Area D**
Area: 6747.46 sq ft
Embedded Scale Ratio: 1 in = 30 ft
Embedded Precision: 0.01

Area Tool **Area B**
Area: 1343.49 sq ft
Embedded Scale Ratio: 1 in = 30 ft
Embedded Precision: 0.01



Area Tool **Area C**
Area: 3768.77 sq ft
Embedded Scale Ratio: 1 in = 30 ft
Embedded Precision: 0.01

Area Tool **Area A**
Area: 4379.53 sq ft
Embedded Scale Ratio: 1 in = 30 ft
Embedded Precision: 0.01