



**AVAILABLE FOR LEASE**

**25,200 ± SF AVAILABLE FOR LEASE**

**EXCLUSIVE CONTACT**

**Mark Pennella**

**Real Estate Salesperson**

+1 585 248 9426 ext. 320

[mpennella@pyramidbrokerage.com](mailto:mpennella@pyramidbrokerage.com)

**John J. Manilla**

**Real Estate Broker**

+1 585 248 9426 ext. 321

[jmanilla@pyramidbrokerage.com](mailto:jmanilla@pyramidbrokerage.com)

370 Woodcliff Drive, Suite 210

Fairport, New York 14450

+1 585 248 9426

[pyramidbrokerage.com](http://pyramidbrokerage.com)





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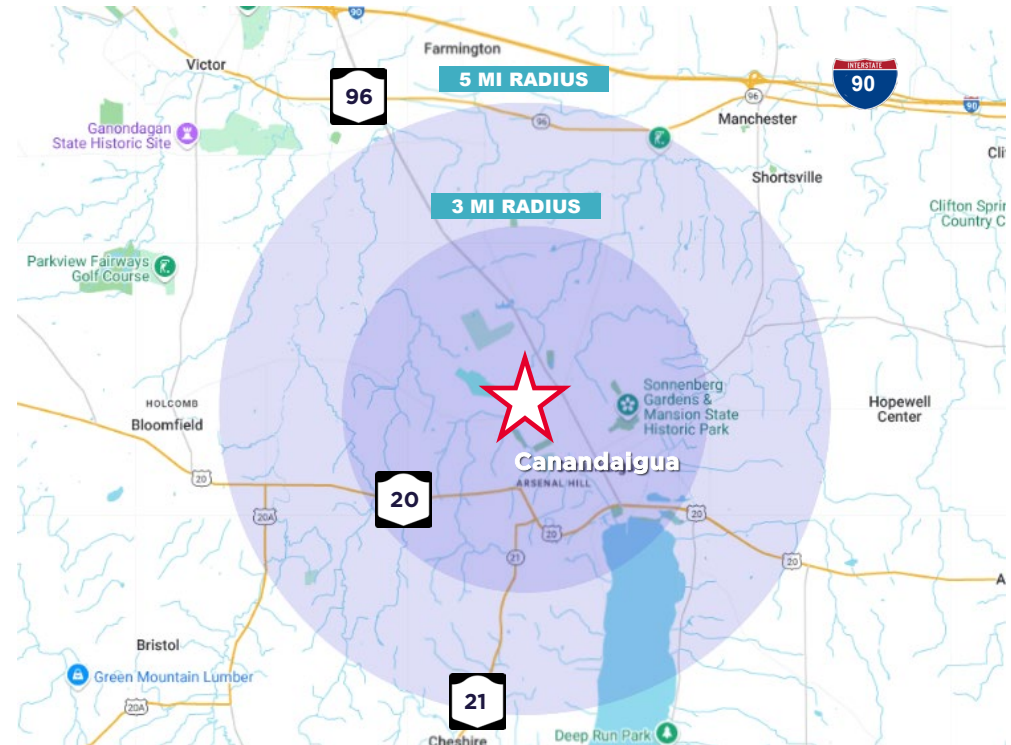
**5310 North St BLDG 5318  
Canandaigua, NY 14424**

# BUILDING 5318

## Property Highlights

This very well-kept property consists of 1 available building with 2 power loading docks. Located in the highly desirable Finger Lakes region, this opportunity is 1 minute from Route 332 and a few minutes from Canandaigua Lake.

- Adjacent to the all-new Sands Family YMCA.
- ± 25,200 total SF warehouse space and potential office space, can be subdivided into ± 15,750 SF or 9,450 ± SF.
- Separate utilities are already in place if needed.
- Parking for +/- 30 vehicles plus room for some larger trucks
- Near Tops, Home Depot, Walmart, Target, Wegmans, Eastview Mall, Restaurants, Hotels, and Business Parks.
- 2 Power loading docks with 9' X 12' doors.
- 2 Drive in grade doors, 12' X 14' and 14' X 12'
- Canandaigua Airport located ± 1 mile away



Demographic	3 Miles	5 Miles
Population	16,598	29,266
Households	7,798	12,798
Average H.H. Income	\$100,745	\$112,400
Source:		Regis











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**Building 5318**

