



FOR SALE

PRIME INDUSTRIAL OFFERING | APPROXIMATELY 99,140 ± SF

EXCLUSIVE CONTACTS

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OFFERING SUMMARY

Three (3) warehouse buildings totaling 99,140 ± SF. This rare opportunity is located near Downtown Rochester directly off NYS Route 104. Ideal for storage or light distribution users.

Building 610

- +/- 63,580 SF two-story warehouse
- Located on approximately +/- 1.26 Acres
- 1 loading dock, 1 drive-in door
- Ceiling heights range from 12'-14' clear
- Interior freight elevator for access to second floor

Building 622

- +/- 14,824 SF two-story warehouse/office
- Located on approximately +/- 0.50 Acres
- 1 loading dock, 1 drive-in door
- Recently renovated office space on 1st and 2nd floors with small warehouse component
- Direct access to 610 Hollenbeck

Building 632

- +/- 20,736 two-story warehouse/office/retail
- Located on approximately +/- 0.42 Acres
- 1 drive-in door with exterior cutout for access to 2nd floor
- Income generating billboard



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