

FOR SUBLEASE

PRIME LOCATION RIGHT OFF I-390

Property Highlights

- 133,616 ± SF warehouse facility available for sublease
- 21' clear height throughout the building
- 5 truck docks and 5 grade-level doors for flexible loading/unloading
- Fully sprinklered and air-conditioned facility
- Racking equipment included, offering immediate storage/operational efficiency
- Highly visible signalized intersection at Hylan Drive and Marketplace Drive
- Direct access to I-390 exit ramp; approx. 2 miles from NYS Thruway Exit 46
- Centrally located in Monroe County south of the City of Rochester

Labor Force Snapshot (10 Mi)

Total Population	520,919
Total Labor Force	248,274
Manufacturing/Warehousing	Laborforce (33,563 (13.5%))
Median Age	38.7
Educational Attainment	Associates or Higher (196,947)



EXCLUSIVE CONTACT

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