



123,000 SF AVAILABLE FOR SALE | \$8,750,000

# 856 ROUTE 441

MACEDON, NY 14502



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Macedon, NY



## PROPERTY HIGHLIGHTS

Opportunities like this one in the Greater Rochester region are rare. This manufacturing facility, built in 2016, features a spacious layout with significant clear heights. Currently the building maintains a dual footprint with a sports/entertainment operation filling approximately 60,000 SF, and a manufacturing operation of approximately 63,000 SF. Ideal for a potential owner-operator seeking a modern high-end facility, or a qualified investor looking to enhance their portfolio.

### PROPERTY FEATURES

<b>Building Size:</b>	± 123,000 SF	<b>Year Built:</b>	2016
<b>Industrial Area:</b>	± 63,000 SF	<b>Power:</b>	Phase-3 - 1600 Amp 480V
<b>Sports Facility Area:</b>	± 60,000 SF	<b>Floor Thickness:</b>	8" Concrete
<b>Site Area:</b>	23.4 Acres	<b>Sprinkler:</b>	100%
<b>Clear Height:</b>	25' up to 34'	<b>Manuf. Column Spacing:</b>	32' x 55'
<b>Truck Doors:</b>	2	<b>Sports Facility Column Spacing:</b>	32' x 68' 32' x 85' 32' x 102'
<b>Grade-Level Doors:</b>	2	<b>Parking:</b>	± 228-320



**FOR MORE INFORMATION, CONTACT:**

John J. Manilla  
Real Estate Broker  
+1 585 248 9426 ext. 321  
jmanilla@pyramidbrokerage.com

Alessandro Ceres  
Real Estate Salesperson  
+1 585 248 9426 ext. 335  
aceres@pyramidbrokerage.com

Martin Manilla  
Real Estate Salesperson  
+1 585 248 9426 ext. 324  
mmanilla@pyramidbrokerage.com

James Manilla  
Real Estate Salesperson  
+1 585 248 9426 ext. 317  
jcmrilla@pyramidbrokerage.com



370 Woodcliff Dr Suite 210  
fairport, NY 14450  
main +1 585 248 9426  
pyramidbrokerage.com

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