

A CUSHMAN & WAKEFIELD | PYRAMID BROKERAGE COMPANY DEVELOPMENT OPPORTUNITY

50 LOUISE STREET



USER/INVESTOR OPPORTUNITY



**2.80
ACRES**



**14,235
TERMINAL SF**



**25
DOORS**

PROPERTY HIGHLIGHTS:

- 2.80 acres fully paved, lit, and fenced
- 25 cross-docked doors with clear span
- 3 repair bays 14 ft doors
- Drive through bay 14 ft doors
- Two-turn access to I-490 interchange providing N/S/E/W access
- Less than two miles to Downtown Rochester and dense labor/consumer/business base

AREA BREAKDOWN:

Warehouse Area:	6,400 SF
Office Area:	4,050 SF
Shop Area:	3,785 SF
Tota	14,235 SF

DRIVE TIMES:

Distance to	Miles/Mins
I-490	0.8 Miles/ 2 Mins
Downtown Rochester	2 Miles / 7 Mins
I-390	2.2 Miles/ 5 Mins
Rochester Intl Airport	4 Miles / 7 Mins

CROSSDOCK FACILITY IN THE CITY OF ROCHESTER, NY

Exclusive Contacts:

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