



FOR SALE

PRIME INDUSTRIAL OFFERING | APPROXIMATELY 78,404 ± SF

EXCLUSIVE CONTACTS

James C. Manilla

Real Estate Salesperson

+1 585 248 9426 ext. 317

jcmanilla@pyramidbrokerage.com

Martin Manilla

Real Estate Salesperson

+1 585 248 9426 ext. 324

mmanilla@pyramidbrokerage.com

250 Willowbrook Office Park

Fairport, New York 14450

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pyramidbrokerage.com

OFFERING SUMMARY

Two (2) warehouse buildings totaling 78,404 ± SF. Building 610 & 622 is currently occupied by a single tenant. 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



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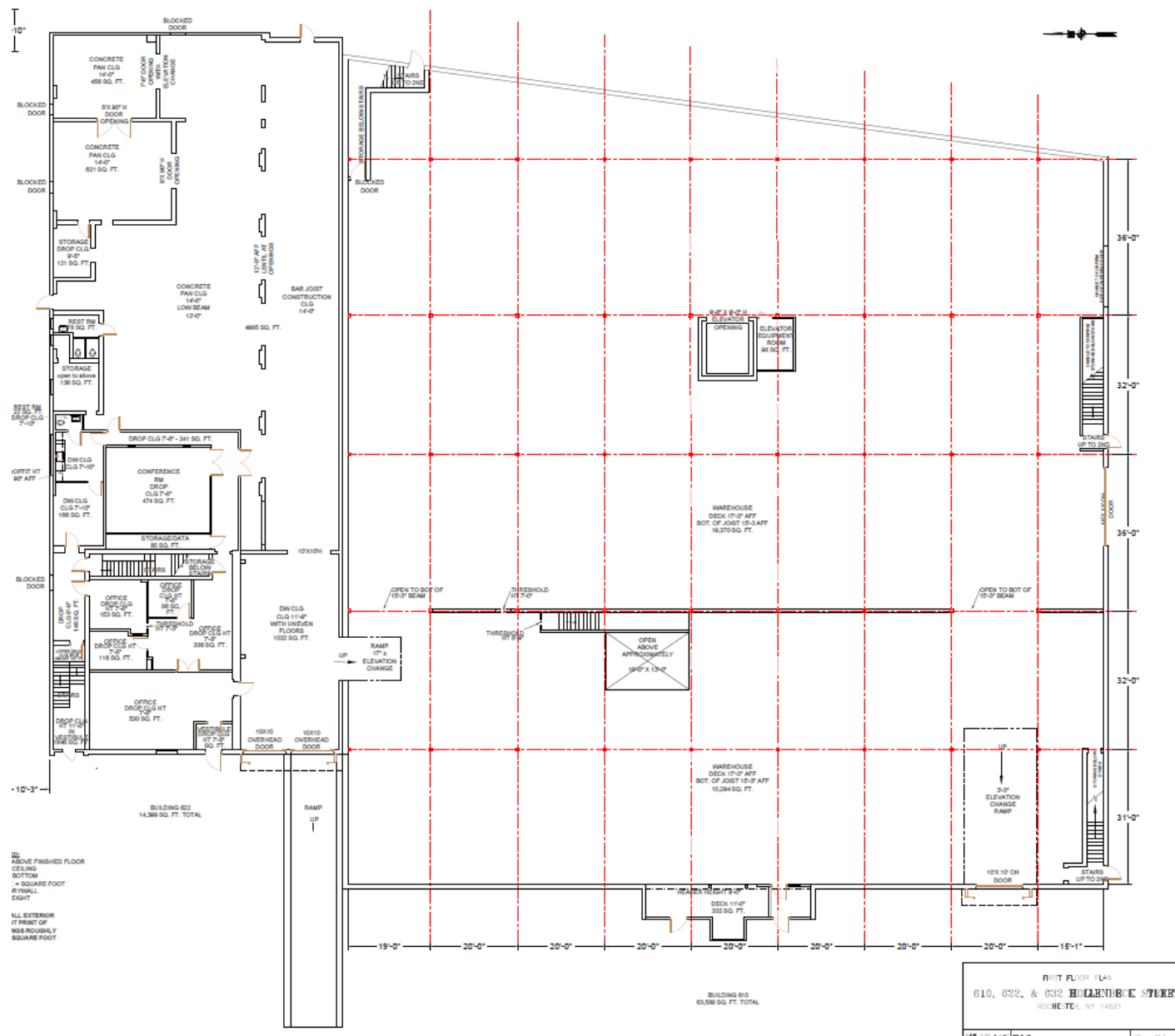
**CUSHMAN &
WAKEFIELD**

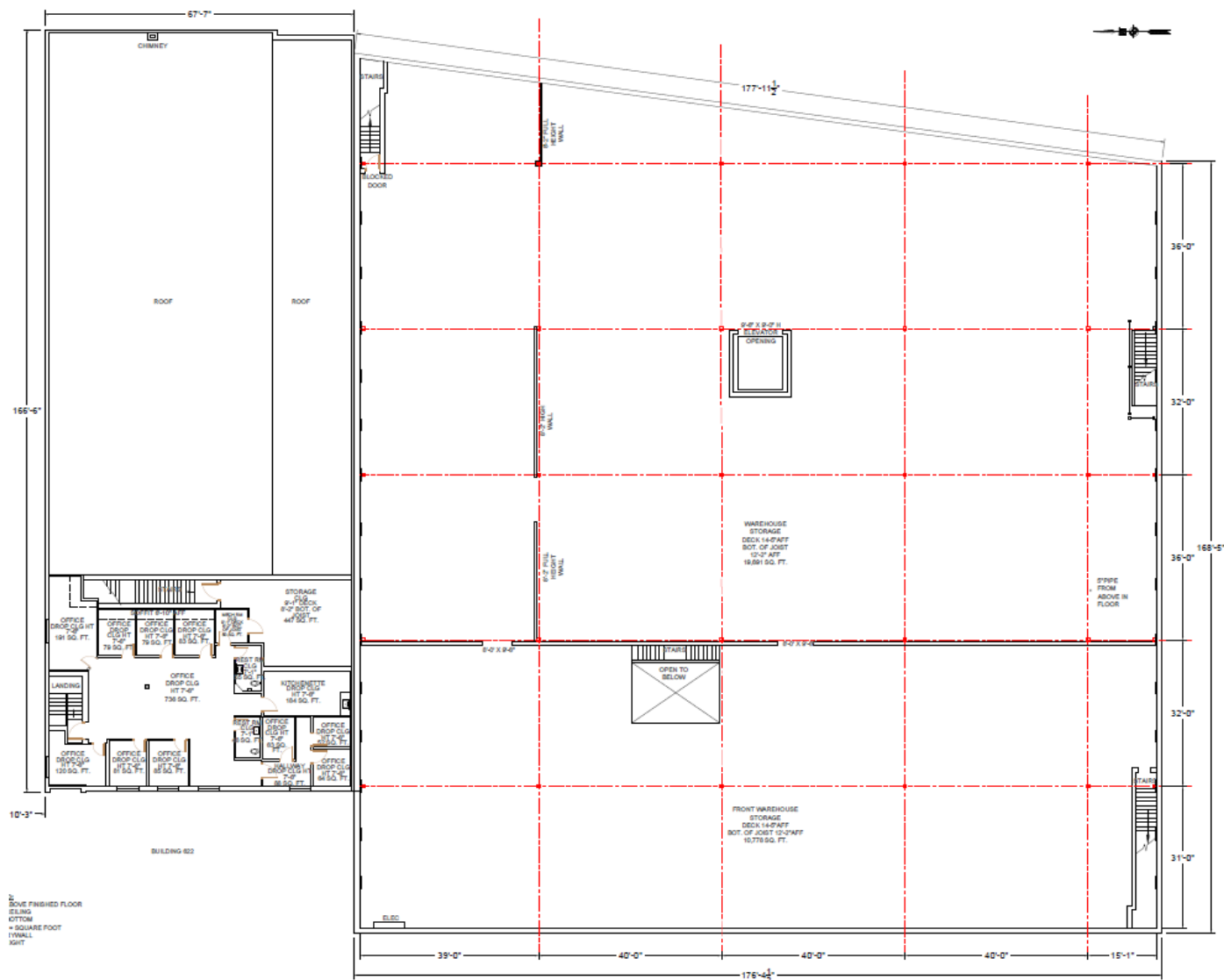


**Pyramid Brokerage
Company**

610-622 Hollenbeck Street
Property Photos







2. ABOVE FINISHED FLOOR
3. BELOW FINISHED FLOOR
4. SQUARE FOOT
5. WALL
6. LIGHT

BUILDING 610

SECOND FLOOR PLAN
610, 622, & 632 HOLLERBECK STREET
ROCHESTER, NY 14621
DATE: 10/1/2024
FILE: 10/1/2024
BY: [Signature]