CUSHMAN & WAKEFIELD | Pyramid Brokerage Company | SCANNELL PROPERTIES

273 & 293 Sanford Rd N
Churchville, NY 14428



*Conceptual rendering for illustrative purposes only. Final design, materials, finishes, etc are subject to change

FOR LEASE

BUILD-TO-SUIT OPPORTUNITY | SPACE UP TO ± 572,000 SF

EXCLUSIVE CONTACT

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PROPOSED BUILD-TO-SUIT

Property Highlights

- ± 33-acre industrial development site
- Build-to-suit opportunity, with preliminary plans ranging from 247,000 - 572,000 SF
- Suitable for logistics, warehousing, manufacturing, distribution, and e-commerce users
- Developed by Scannell Properties, a nationally recognized industrial developer
- Immediate access to I-490
- Convenient access to the New York State Thruway (I-90)
- Strategic location serving the Buffalo, Rochester, and Syracuse markets

Scannell Properties

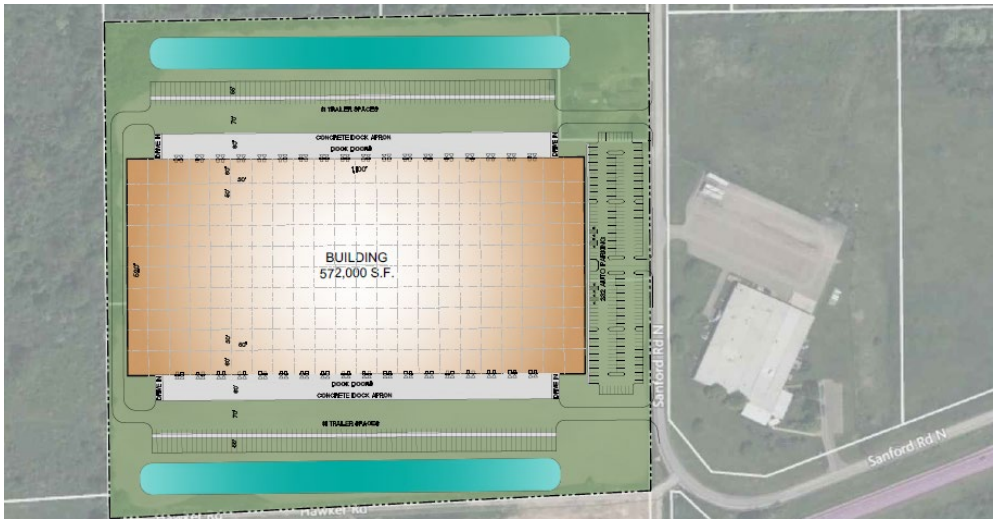
140+ million SF developed since 1990 and over $5 billion in annual development volume. Scannell has delivered facilities for industry leaders such as FedEx, GE, Nestle, Best Buy & General Mills.

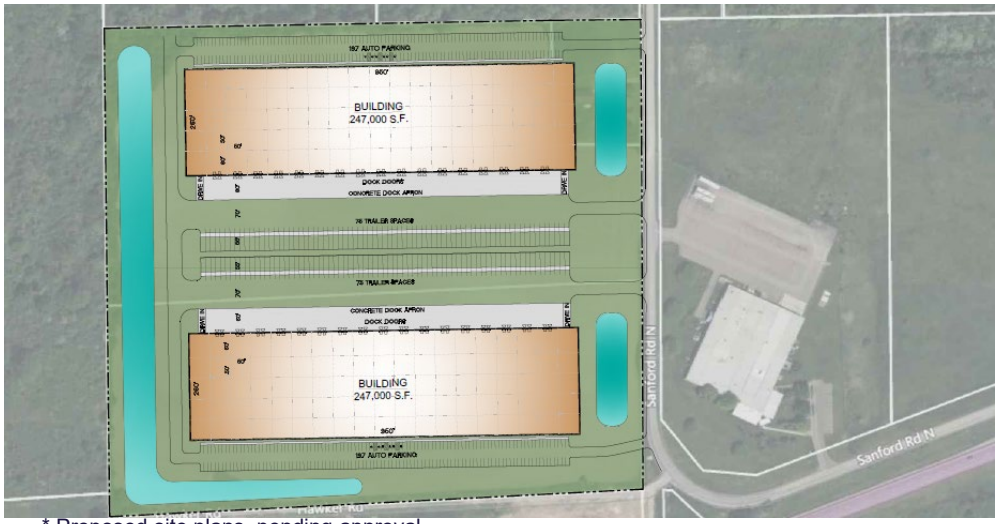
Growing Industrial Hub

Rochester continues to grow with investments in advanced manufacturing, logistics, and optics, providing access to a highly skilled workforce and is widely considered a national innovation hub.

Site Plan Overview

The proposed site plan is conceptual and currently pending Town approval. As a build-to-suit development, the project offers flexibility to accommodate a wide range of manufacturing, warehouse, distribution, and logistics requirements.





* Proposed site plans, pending approval

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Opportunity Overview



PROPERTY INFORMATION

Tax ID's:	**155.02-1-8 & 155.02-1-10**
Utilities:	**National Grid**
Trailer Parking:	**81 Spaces**
Docks:	**Cross-dock loading facility**
Drive-In doors:	**Available based on needs**

LOCATION / ACCESS

I-490	02m (0.7 Mi)
I-90	08m (7.2 Mi)
Rochester INTL Airport	20m (15.2 MI)
Downtown Rochester	20m (17.4 MI)
Micron Development	1h 42m (108 MI)

MAJOR CITY DISTANCE

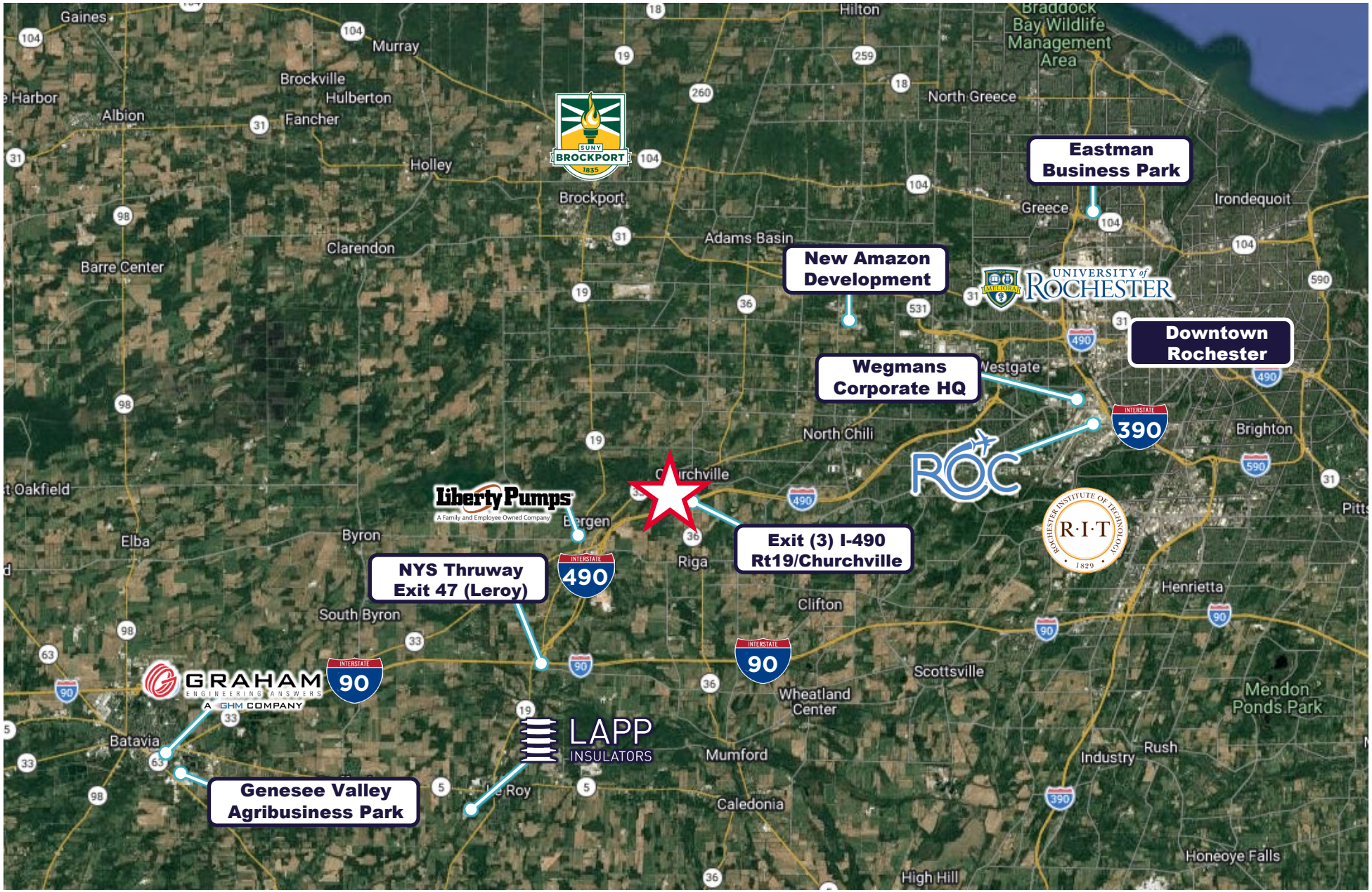
Buffalo	58m (58 Mi)
Syracuse	1h 39m (103.7 Mi)
Toronto	3h 6m (153.4 Mi)
Cleveland	3h 41m (242.9 Mi)
Detroit	4h 54m (309.8 Mi)
Montreal	5h 26m (348.6 Mi)
New York	5h 39m (350.2 Mi)
Boston	6h 12m (409.2 Mi)

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Market Overview



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Listing Team



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