CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

183 Perinton Pkwy
Fairport, NY 14450



FOR SALE OR LEASE

± 8,052 SF INDUSTRIAL BUILDING AVAILABLE IN FAIRPORT, NY

EXCLUSIVE CONTACT

Alessandro Ceres
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183 Perinton Pkwy
Property Information

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Property Highlights

- ± 8,052 SF single-story industrial building W/ ± 5 acres in Fairport, NY
- ± 1,500 SF fully air-conditioned office
- Employee break room and locker room
- Built in 1996, concrete and metal construction, metal roof, and security system

PERINTON PARKWAY BUILDING SPECS

Manufacturing:
- ± 36' x 118' open span
- ±14' clear height
- Natural gas radiant heat
- skylights

Dock Area:
- ± 38' x 60' open span
- 8' x 8' dock door W/leveler
- 10' x 10' grade door
- ± 17' clear height
- Skylights

Power:
- 400-amp, 240V
- Fairport Electric



Drive Time Report

Route-31	4.6 Miles (9 Min)
I-490	6.1 Miles (13 Min)
NYS Thruway I-90	8.7 Miles (14 Min)

Demographics Summary	1 Mile	3 Miles	5 Miles
Population	3,845	28,333	72,861
Average HH Income	$181,947	$149,646	$147,615
Total Labor	2,044	15,570	38,343

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