

40,000-100,000 SF
FOR LEASE

1 REDCOM CENTER

Victor, NY 14564

High-End Class A Flex/Office Space

CUSHMAN & WAKEFIELD | Pyramid Brokerage Company



Availability Includes:

High Bay: ± 42,000 SF

Office/Manufacturing: ± 58,000

- **Landlord will Subdivide**

Corporate Headquarter Potential

BEGINS HERE

1 Redcom Center presents a rare opportunity to acquire a Class A facility that combines 137,695 SF of office, manufacturing, and warehouse space under one roof. Designed to support both administrative and production needs, the property is ideally suited for a corporate headquarters or a company looking to streamline operations in a single, modern location. The 14.3-acre site offers landscaped grounds, a stocked pond, and direct access to an extensive trail network, creating a professional campus environment that is both functional and distinctive.

Upto 100k SF of unique flex/office space

BUILDING HIGHLIGHTS

100,000
Total Available SF

14.3
Acres

248
Parking Spaces

2
Loading Docks

1985
Year Built

6
Drive-in Doors

17,000 SF
Completed in 2010

24’
Clear Height



Stocked Pond Serene, landscaped pond providing a natural backdrop and a welcoming outdoor setting



Japanese Garden and Solarium Peaceful space designed for relaxation, offering employees a quiet retreat during the workday.



Skylit Reception Area Striking entry with abundant natural light, creating a bright and professional first impression.



Building Specifications

Property Specs

- Total Building Size: ± 137,695 SF
    - Office: ± 63,666 SF
    - Manufacturing: ± 37,716 SF
    - Warehouse: ± 18,701 SFSite:
- Site info:
    - 14.3 acres
    - 24.3 acres (additional expansion sold seperately)
- Floor plans are available upon request

CAM EXPENSES	
County Taxes	$112,189.24
School Taxes	$156,953.11
Insurance	TBD
Utilities	$252,579.26
Maintenance	$106,996.74
Total	$628,718.35

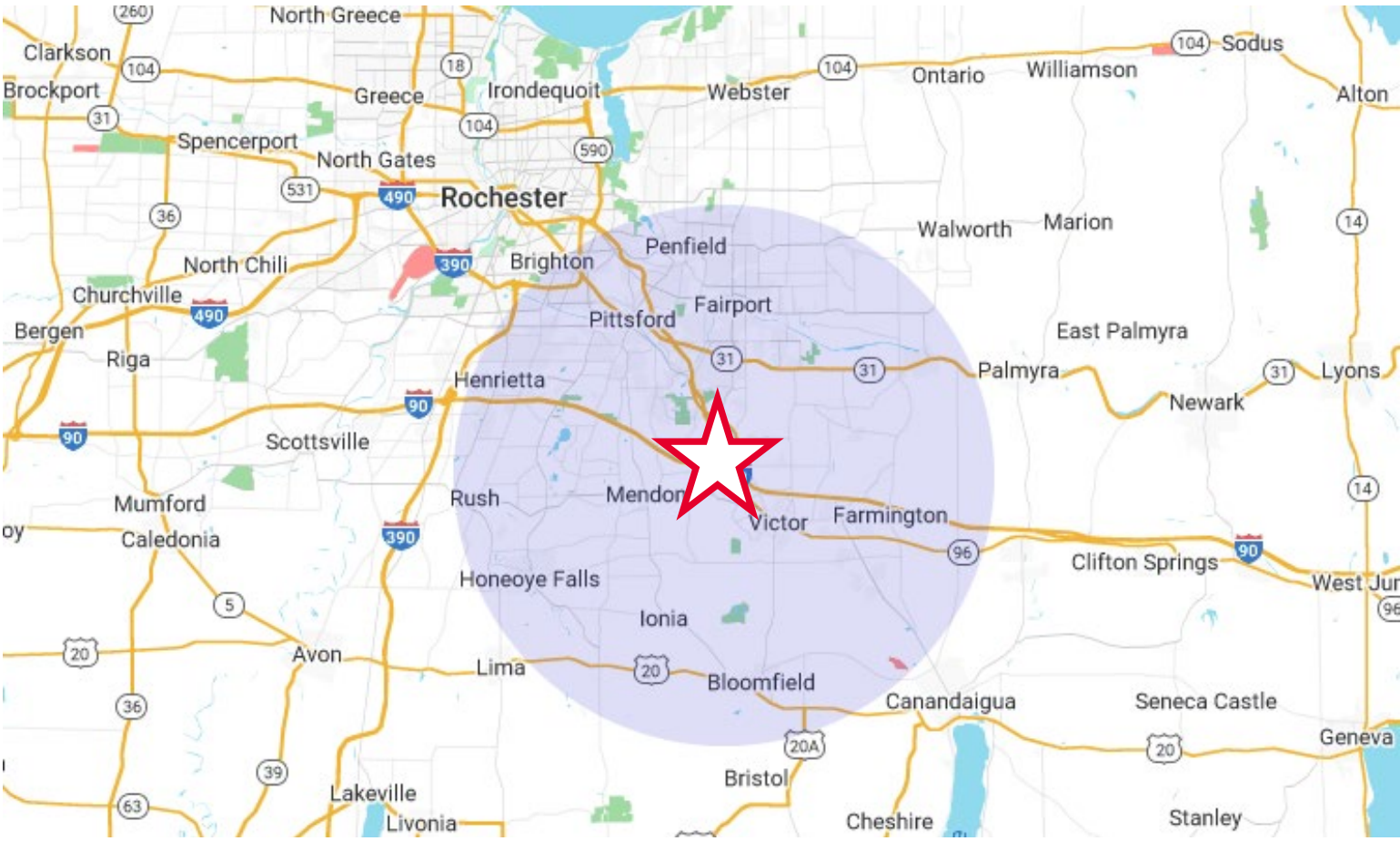
Property Highlights

- 360° hexagon office pods with walls of glass
- Fully Sprinklered
- High-end water source heat pump HVAC
- 248 parking spaces
- 3 phase 480v, 1500kw power
- Climate controlled manufacturing & warehouse
- Natural gas generator that supports the entire building
- 22.3’ clear height in warehouse (to deck)
- 17.2’ Clear height in manufacturing (to deck)

➢ Link to all floorplans



LOCATION



Prime Location | *Strong Demographics*

DEMOGRAPHICS 10 Mi

188,197 POPULATION	**$136,254** AVERAGE HOUSEHOLD INCOME	**200,311** DAYTIME POPULATION
44.8 MEDIAN AGE	**82,339** HOUSING UNITS	**71.1%** Associates or Higher

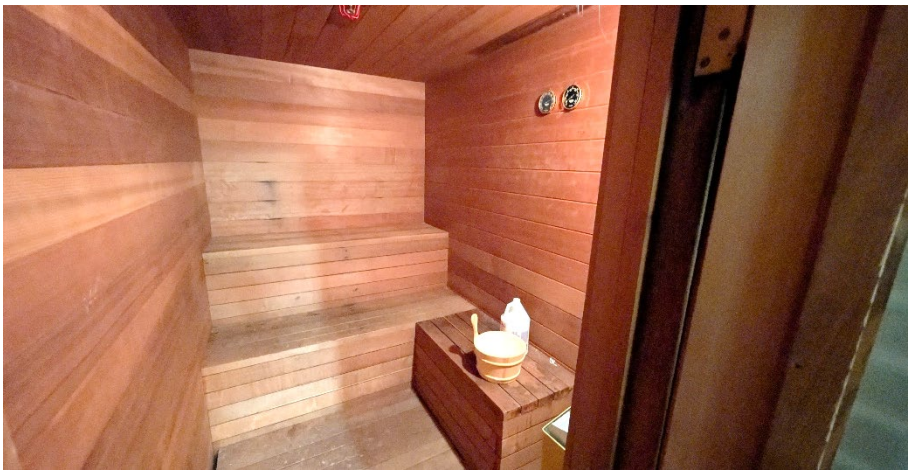
AMENITIES

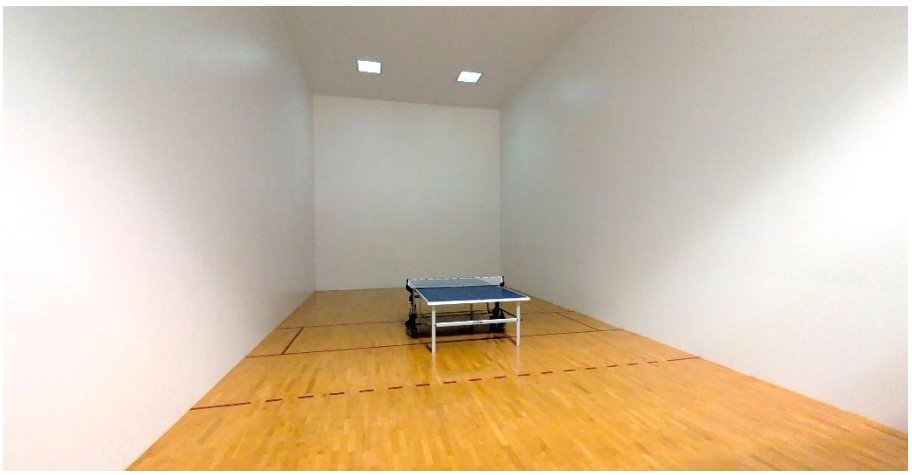




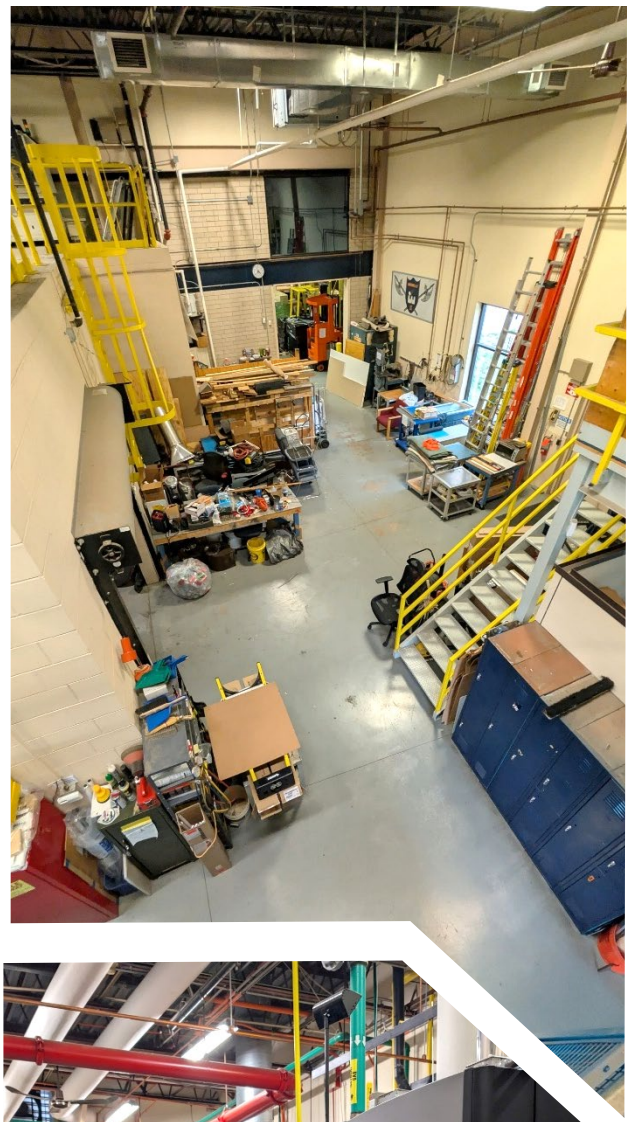


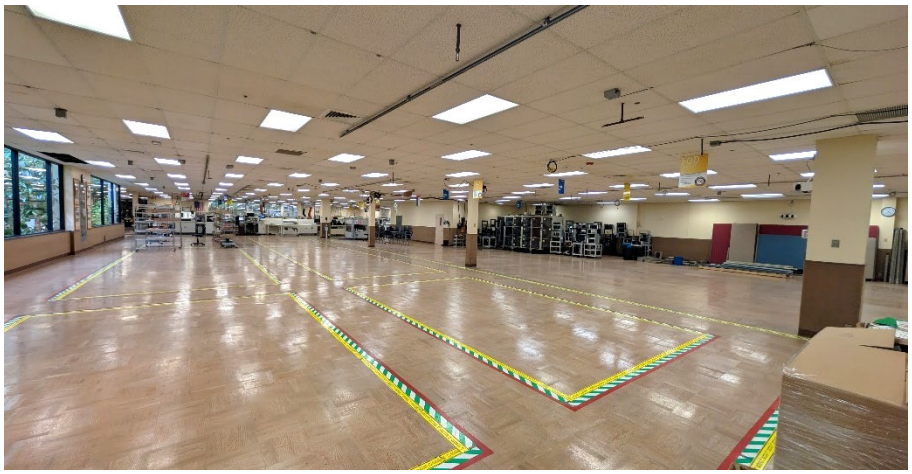






MANUFACTURING

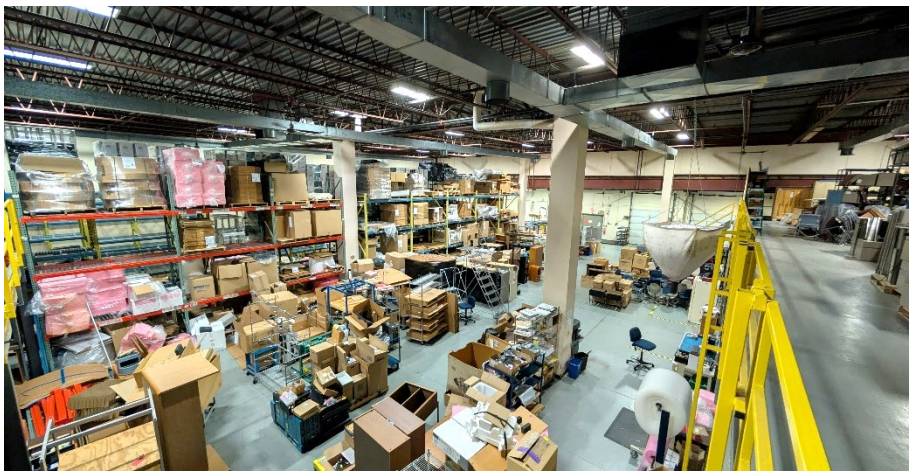












OFFICE













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