CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

58 North Avenue
Manchester, NY 14504



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

FOR SALE OR LEASE

± 21,339 SF INDUSTRIAL | WAREHOUSE ON ± 4.9 ACRES

EXCLUSIVE CONTACT

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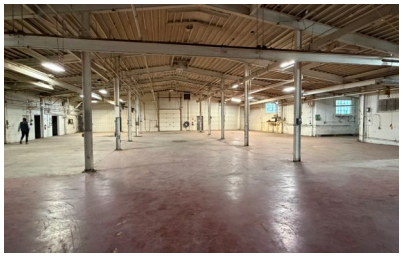
250 Willowbrook Office Park
Fairport, New York 14450
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FLEXIBLE OPEN-LAYOUT

Property Highlights

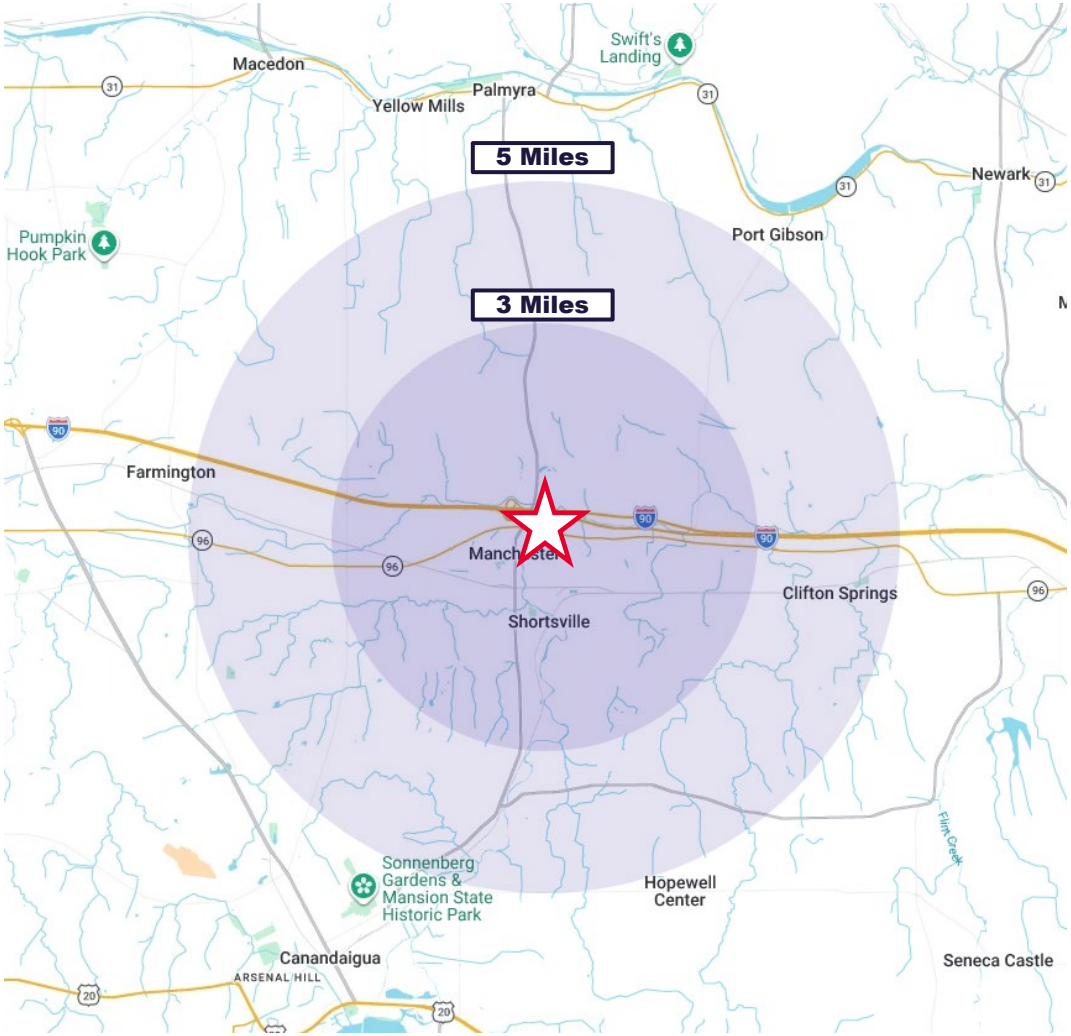
- ±21,339 SF industrial and warehouse building on ±4.9 acres in Manchester, NY, available for sale or lease
- Combination of office space with restrooms and open industrial/manufacturing area
- Three grade-level drive-in doors and two dock-height doors
- Wired with fiber for high-speed internet
- Alarm system in place
- Close access to I-90, the New York State Thruway, at Exit 43
- 2,000-amp electrical service in place - Ideal for manufacturing, warehouse, technology, laboratory, and other power-intensive uses











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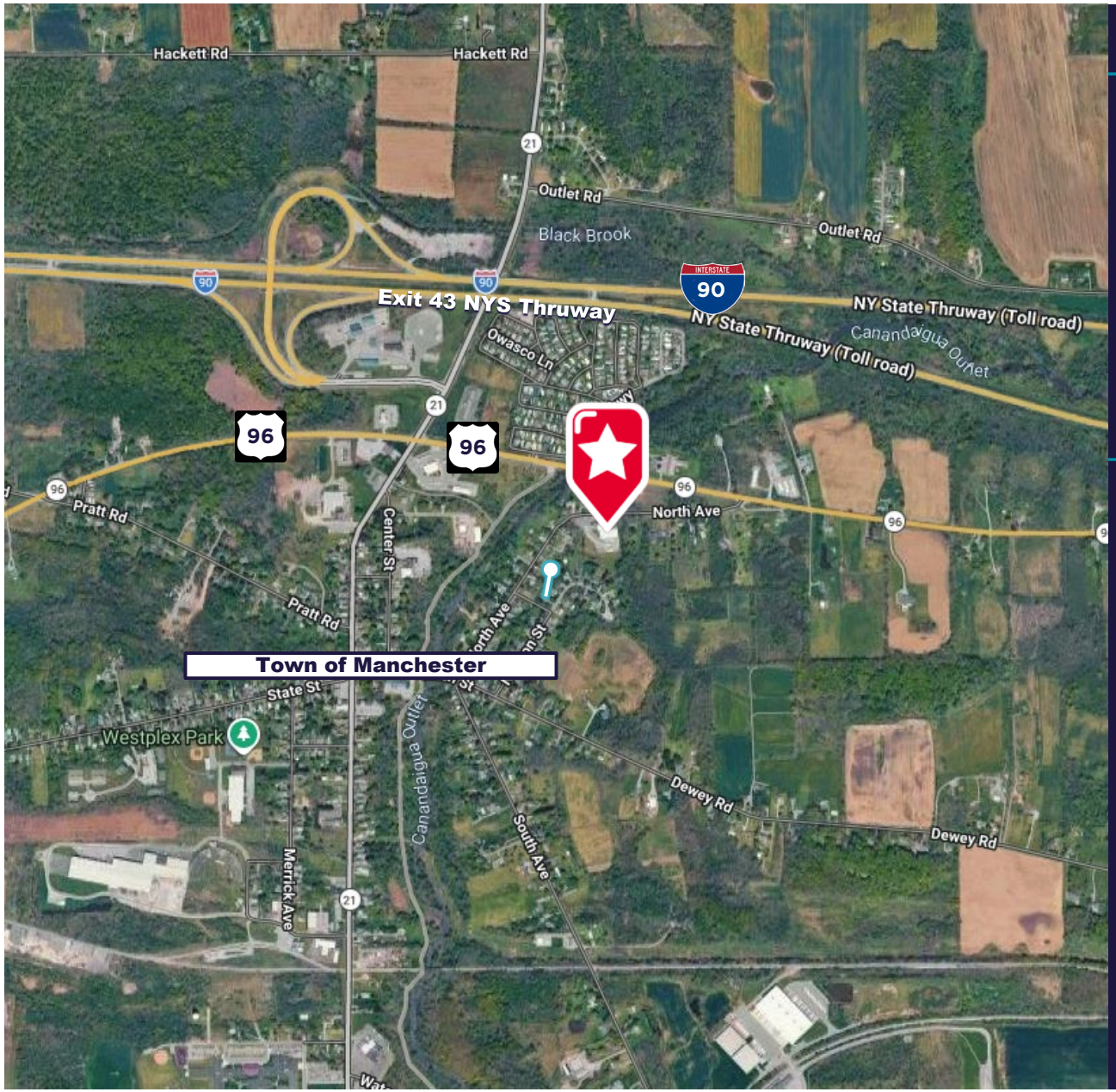
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Market Overview



Drive Time Report

Location	Drive time
Thruway Exit 43	1 Mile (3 min)
Canandaigua NY	7.5 Miles (14 min)
Downtown Rochester	27.6 Miles (29 min)
Rochester INTL Airport	34 Miles (35 min)
Buffalo NY	90.9 Miles (1h 26 min)

Demographics

Population

3 Miles	5 Miles
6,240	12,738

Households

3 Miles	5 Miles
2,684	5,357

Median HH Income

3 Miles	5 Miles
$82,754	$82,699

Labor Force

3 Miles	5 Miles
3,372	6,342

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