



ROCHESTER TECHNOLOGY PARK

moore corporate real estate



FOR LEASE: 39,036 SF WAREHOUSE SPACE

- **Address:** 2444 Innovation Way, Rochester, New York 14624
- **Location:** Located off NYS Route 531, near I-490
- **Town / County:** Town of Gates, County of Monroe
- **Zoning:** General Industrial
- **Building Size:** **39,036 SF**
- **Lease Rate:** **\$8.00 per square foot, triple net**
- **Operating Expenses:** Taxes: \$.34 per square foot
Ins: \$.38 per square foot
CAM: \$.94 per square foot
- **Office:** 6,013 SF of office space
- **Parking:** Abundant
- **Overhead Clearance:** 24 feet
- **Loading docks:** 8 with levelers and door seals
- **Overhead Door:** 1
- **Security:** Yes
- **Sprinklers:** Yes
- **Electric Service:** Double ended, 3,200 total service amps at 480v; 2,000 total KVA
- **HVAC:** Combination of constant volume and variable air volume system (chilled water cooling/steam heat) and make-up air in office area.
- **Roof:** EPDM ballasted rubber membrane
- **Lighting:** LED fixtures with motion control in warehouse

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