



Industrial / Warehouse Facility

400 Mason Road, Fairport, NY 14450

- MAIN BUILDING IS 22,120+/- SF BUILT IN 1978 FEATURES 2 LOADING DOCKS, 2 GRADE-LEVEL DOORS AND ADDITIONAL SPACE IN MEZZANINE
- MAIN BUILDING HAS THREE SEPARATE OFFICE SPACES TOTALING +/-4,792 SF ON 2 FLOORS
- MEZZANINE IS APPROX. 145' X 24' (3,480 SF)
- ANNEX BUILDING IS 4,300+/- SF BUILT IN 1980 WITH 2 GRADE-LEVEL LOADING DOORS
- 3.39 ACRES OF LAND
- 3-PHASE POWER; 208V; 200 AMPS
- RADIANT HEAT
- 25 FT TO 28 FT. CEILING CLEARANCES
- CURRENTLY 5 TENANTS OCCUPY THE BUILDINGS / ALL SHORT-TERM LEASES
- BELOW MARKET RENTAL INCOME PROVIDES UPSIDE POTENTIAL

Price: \$2,200,000

Property Type: Warehouse

Buildings: 22,120 & 4,300 SF

Year Built: 1978 / 1980

Acreage: 3.39+/-

Utilities: RG&E (gas), Fairport Electric, public water & sewer

Zoning: Industrial

R/E Taxes: \$27,665.48



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