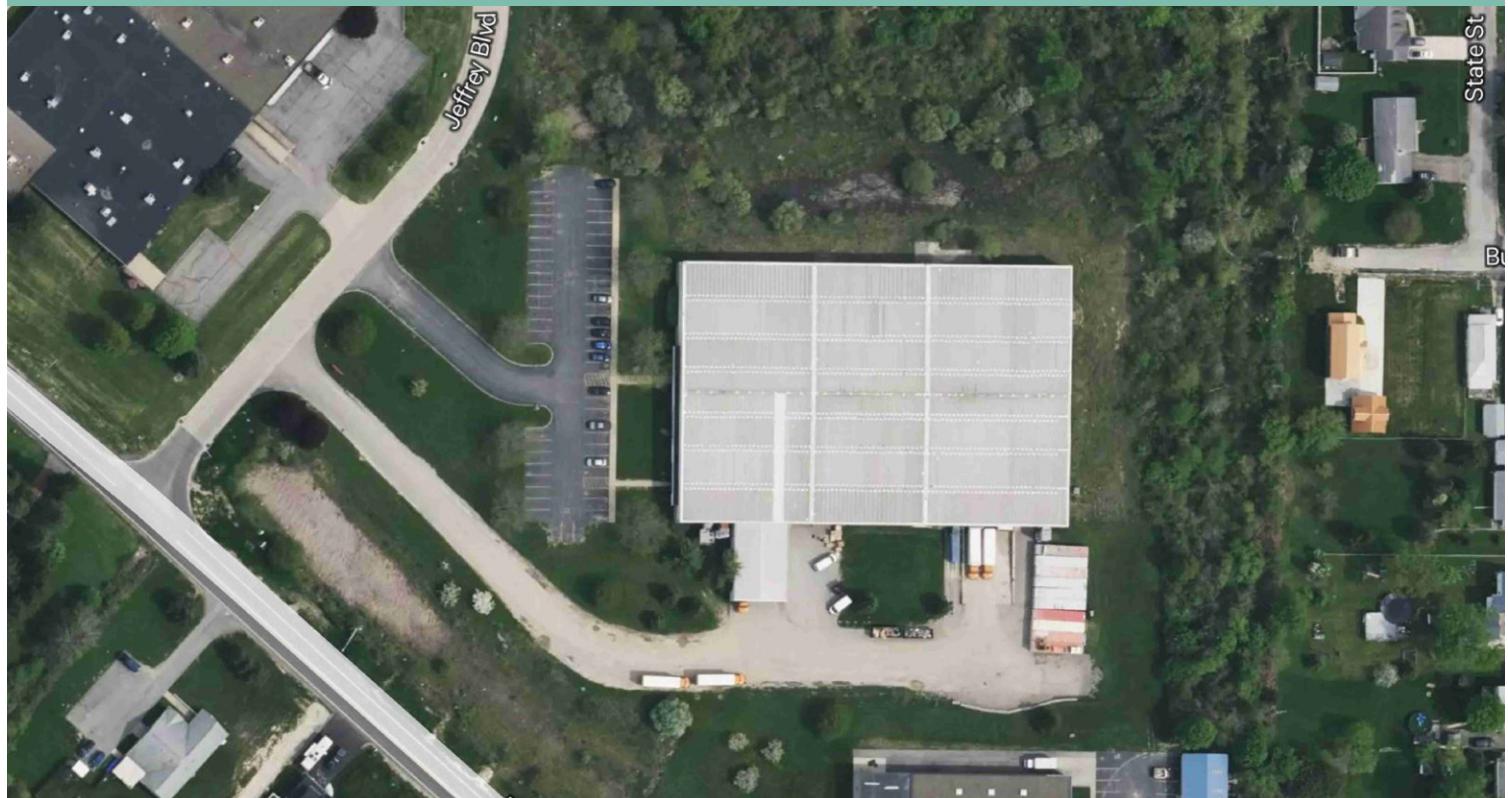


Warehouse Space

60,000 Square Feet

4091 Jeffrey Boulevard
Hamburg, NY 14219

20'-24' Ceiling Height with 6 Docks and 2 Drive In Doors



Offering Overview

60,000 square foot warehouse property with office space. The Building features 24' ceilings, 6" concrete floors, heavy power, 6 docks (3 Covered), 2 drive in doors, wet sprinklers and more. 2 minutes from Interstate-90 (New York State Thruway). Competitive lease rate and terms available.

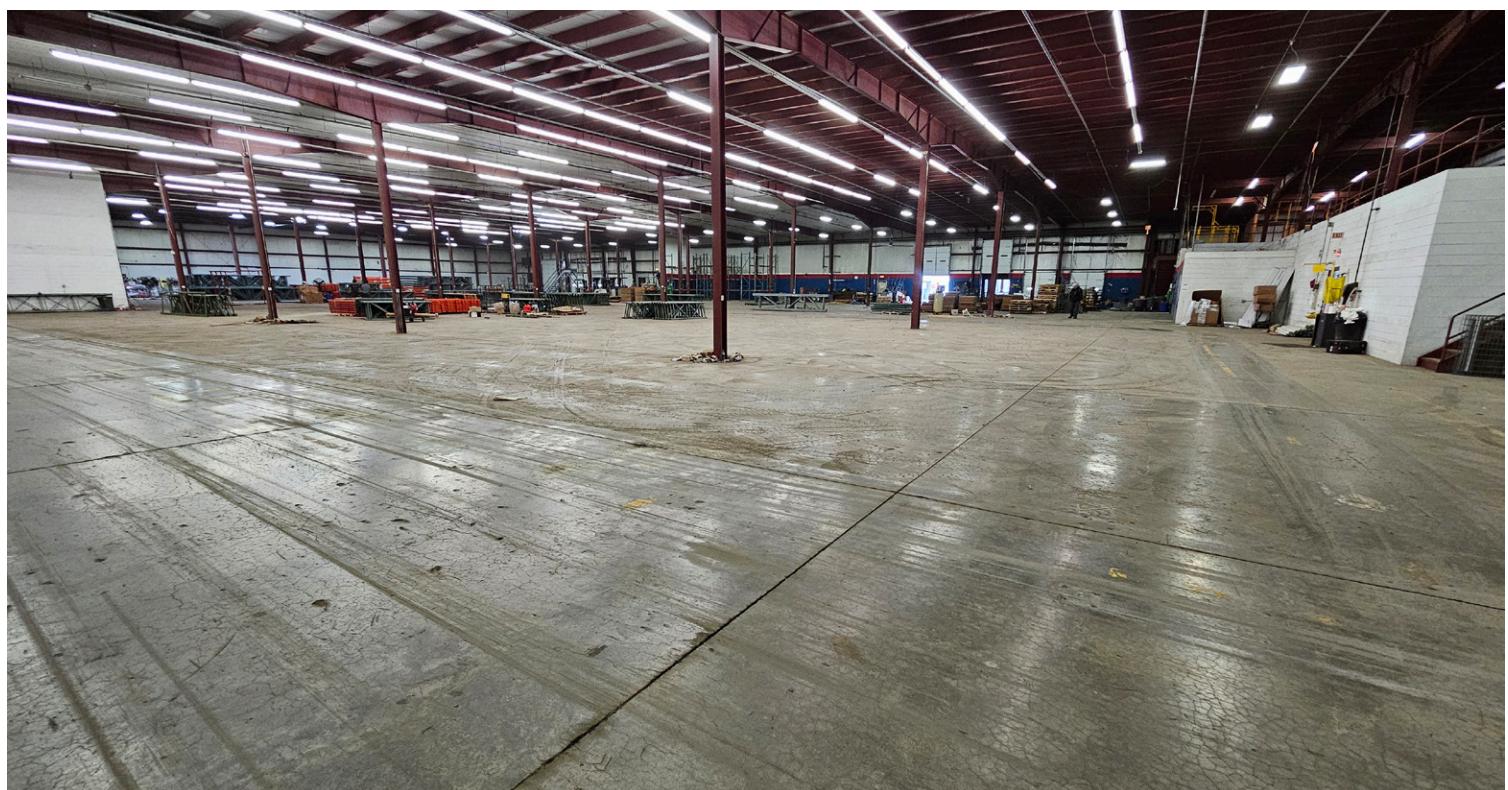
Offering Details

- + 60,000 Square Feet Available
- + Up To 24' Ceiling Height with 6 Docks and 2 Drive In Doors
- + 2 Minutes from I-90
- + Lease Rate: \$8.00/sf NNN

Industrial Space

4091 Jeffrey Boulevard | Hamburg, NY 14219

For Lease



Property Overview

- + 60,000 SF Building
- 57,000 SF Warehouse
- 3,000 SF Mezzanine
- 3,000 SF Office Space
- + 20' - 24' Ceiling Height
- + 30' x 40' Column Spacing
- + 6 Docks - 10'h x 8'w Doors with levelers (3 With Shelters)
- + 2 Grade Level Doors (1 at 10'h x 8'w ; 1 at 16'h x 12'w)
- + 6" Concrete Floors
- + 480/277V, 1600 Amp, 3 Phase Service
- + Wet Sprinklers
- + 8 Acres
- + Industrial Zoning
- + Built 1990
- + 2 Minutes from I-90 (NYS Thruway)

Contact Us

Patrick Wahl

+1 585 784 3633

patrick.wahl@cbre-rochester.com

Licensed Real Estate Salesperson

Harry Gleason, SIOR

+1 585 784 3639

harry.gleason@cbre-rochester.com

Licensed Associate Real Estate Broker

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CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14607

+1 585 240 8080

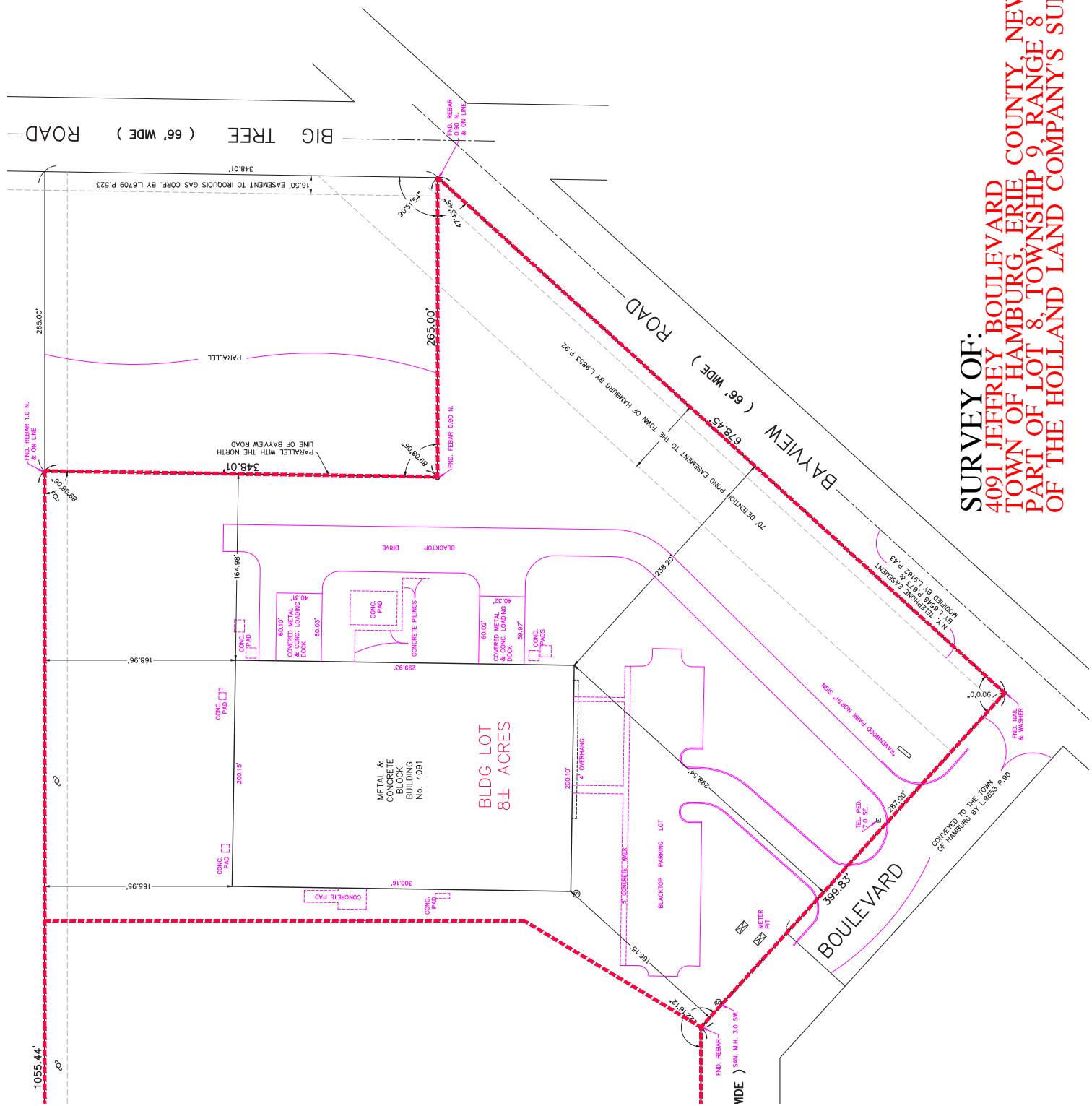
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Industrial Space

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