115

115 NY 104 | ONTARIO, NY 14519

TRENCA & CO REALTY

115 NY 104, Ontario, NY 14519

0.5 mi.	Wayne Industrial Park
2.5 mi.	Xerox Webster Campus
19 mi.	Port of Rochester
24 mi.	Greater Rochester International Airport
25 mi.	I-90 E/W

FOR SALE | 115 NY 104

EXECUTIVE SUMMARY

OFFERING SUMMARY

Address:	115 NY 104, Ontario, NY
Sale Price:	$1,650,000.00
Square Footage:	11,500
Acreage:	18.11
Zoning:	I-Industrial
Structures:	2
Market:	Industrial/Flex

PROPERTY OVERVIEW

18.11-acre industrial site with two fully leased warehouses totaling 11,500 SF. Generates $162,600/year with value-add potential through future development. Prime location near Xerox, NYS Thruway, and Rochester.

PROPERTY HIGHLIGHTS

- **Development Opportunity**
- **Retention Pond Relocated**
- **Strategic location**
- **Income-Producing Asset**

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WAREHOUSES

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AERIAL

BUSINESSES NEARBY:

SUNGROW
Clean power for all

xerox

OPTIMAX®
Manufacturing the Future

FD™
FASTENERS DIRECT

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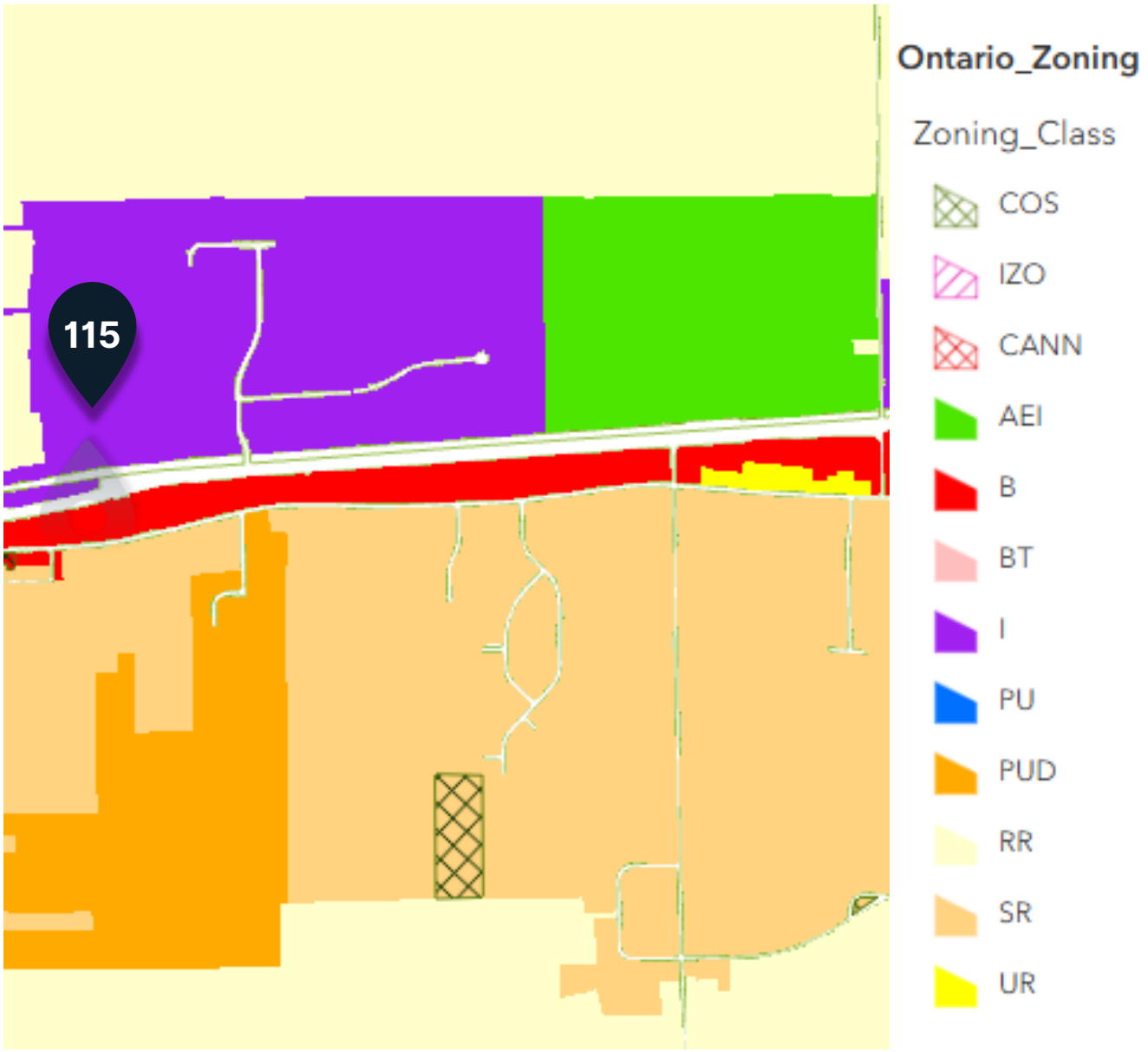
ZONING MAP



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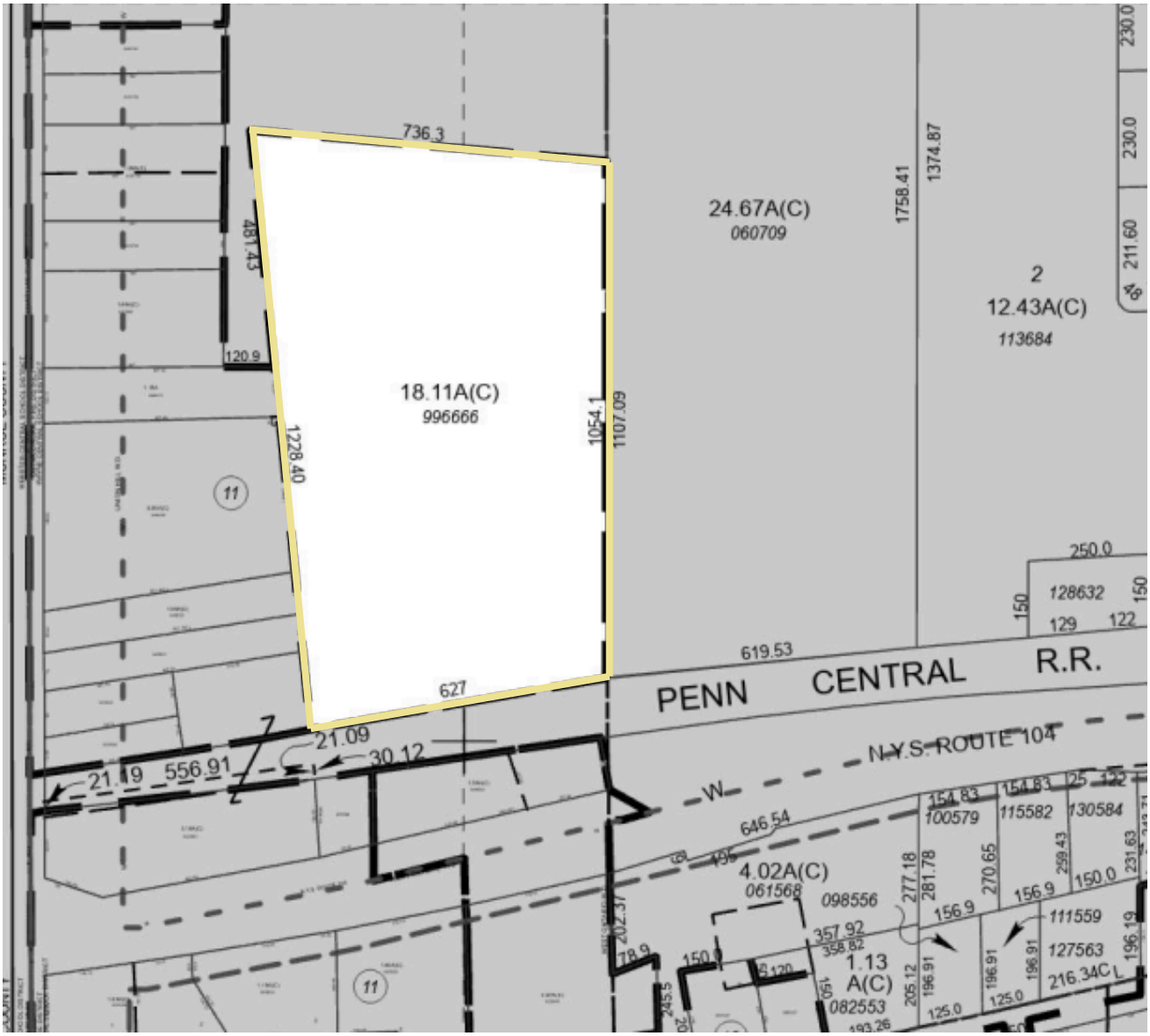
TAX MAP



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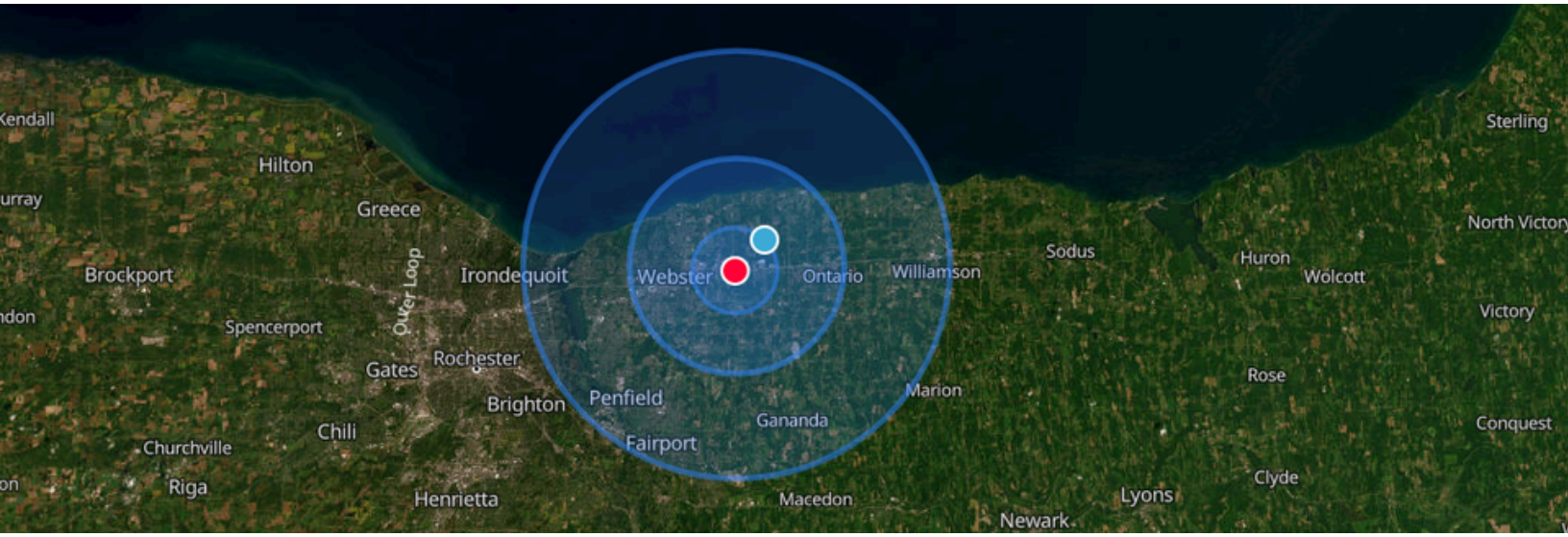
DEMOGRAPHICS



Population	2 Miles	5 Miles	10 Miles
2020 Population:	3,623	41,334	166,890
2024 Population:	3,419	40,601	163,679
Median Age:	43	45.2	44.7

HH's & Income	2 Miles	5 Miles	10 Miles
2024 Households:	1,304	16,988	69,416
Avg HH Income:	$113K	$106K	$105K
Median HH Income:	$100K	$84K	$83K

Traffic (NY 104)

AADT 2025:	28,224

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EXCLUSIVE BROKER

JOHN A. TRENCA

PRINCIPAL BROKER & FOUNDER

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LICENSE

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All information deemed reliable but not guaranteed. Buyers and agents to verify all facts, including but not limited to square footage, taxes, zoning, and permitted uses.