



# 4 Champeney Terrace

Rochester, NY 14605

Space Available: 10,000 SF

- » Ideal Industrial and Flex Space
- » Approximately 10,000 +/- SF of Warehouse or Distribution Space
- » Approximately 3,000 +/- SF of Office Space
- » Approximately 7,000 +/- SF of Open Floor Plan
- » 4 Loading Docks with Edge of Dock Levelers, 18 UPS Height Docks

4 Champeney Terrace is a 20,280 SF space full of opportunity. This property has highly flexible space with approximately 10,000 +/- SF of warehouse/distribution with extensive loading capacity. The space includes 3,000 +/- SF of office space and 7,000 +/- SF of open floor plan production area. This property is located northeast of Downtown Rochester near the Rochester Public Market. This is a highly accessible location with plenty of open space.



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## PROPERTY DETAILS

**Property Type:** Industrial  
**Property Subtype:** Warehouse  
**Building Class:** B  
**Lot Size:** 2.51 AC  
**Year Built:** 1987

**Clear Ceiling Height:** 14 FT  
**Parking:** 30 Surface Parking Spaces  
**Building Size:** 20,280 SF  
**# Dock-High Doors/Loading:** 22  
**Date Available:** Now



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