

# FOR LEASE

## Warehouse & Office Space

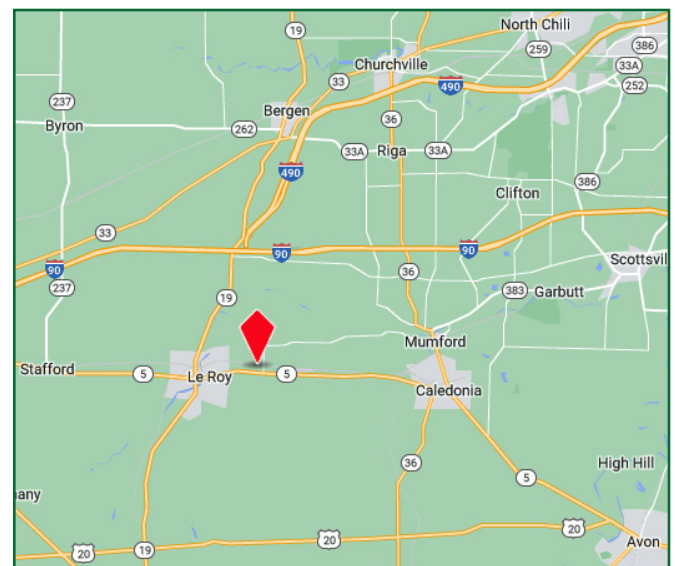
7921 East Main Road, Le Roy, NY 14482



125,000 SF manufacturing/flex building in the Town of LeRoy situated on 26 acres conveniently located close to Interstate 490 and the NYS Thruway. The building has 19 bays, 3 loading docks and is fully sprinklered. Approximately 6,000 SF of office/lab/assembly space is available for \$8 psf gross (depending on level of buildout required), plus utilities. The owner will build-out the space based on tenant's needs and amortize the cost over the lease term. The 6,000 SF office space has 12 feet ceilings once the drop ceiling is removed. This office space can be converted to other uses. An additional 9,000 SF of cold storage space is available with 20 feet ceilings for \$5.50 psf. The electric service is 220V, 3-Phase. Landlord pays for the electric and water. Tenant pays for heat. The huge parking lot is brand new and can accommodate 400 vehicles.

### PROPERTY HIGHLIGHTS:

- Three warehouse areas available: 9,000 SF, 2,900 SF, and 1,400 SF (\$5.50 psf)
- Ceiling heights range from 10 ft. to 20 ft.
- 6,000 SF office/lab space/assembly space - Owner will renovate
- Two common loading docks with levelers
- 12 ft. grade-level drive-in doors
- Fully sprinklered (wet system)



217 West Ave, Suite 201, Rochester, NY 14614



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



**Paul Schiliro**

Real Estate Salesperson

585.703.0079

PaulSchiliro@HannaCRE.com

# FOR LEASE

# Warehouse & Office Space

7921 East Main Road, Le Roy, NY 14482

## SPACE FEATURES:

### Area 1: Cold Storage/Warehouse – 9,000 sf (\$5.50 psf)

- 200 ft x 45 ft
- 20 ft. ceiling height
- Three 12 ft grade level doors
- 3 pedestrian doors
- New bright overhead lighting

### Area 2: Storage/Warehouse – 2,900 SF (\$5.50 psf)

- 76 ft x 38 ft
- 12' 6" ceiling height
- Two gas-fired suspended heaters
- Nice overhead lighting
- One 8 ft grade-level door
- Access to loading docks

### Area 3: Storage/Warehouse – 1,400 SF (\$5.50 psf)

- 60 ft x 23 ft
- 10 ft ceiling height
- Access to one 12 ft grade-level door
- Two gas-fired suspended heaters
- Large wall exhaust fan

### Area 4: Office Area – 6,000 SF (\$8.00 psf)

- Owner will demo space and bringing it to a shell
- Will buildout out perimeter walls and ceiling
- Will provide bathrooms, heating and a/c
- Additional buildout to be discussed and amortized in rent



217 West Main St, Suite 201, Rochester, NY 14614



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



**Paul Schiliro**  
Real Estate Salesperson

585.703.0079

PaulSchiliro@HannaCRE.com