

INDUSTRIAL SPACE FOR LEASE

700 Resende Rd #200, Webster, NY 14580 Former Xerox Campus



PROPERTY DETAILS

Building SF: 520,450
Grade Levels: 1 (12'x18')
Dock Doors: 23 (Ranging 8'x10' - 10'x10')
Zoning: Industrial
Ceiling Height: 16'-26'

Located just 1 mile from the Route 104 ramp in Rochester, the former Xerox campus offers high bay warehouse with heavy power, wide column spacing and has convenient rail access on campus. Landlord will offer Tenant Improvement (TI) allowance. The property is situated 11 miles to I-590 and 13 miles to I-490, making it a prime location for businesses seeking connectivity and flexibility.



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Our
Website**

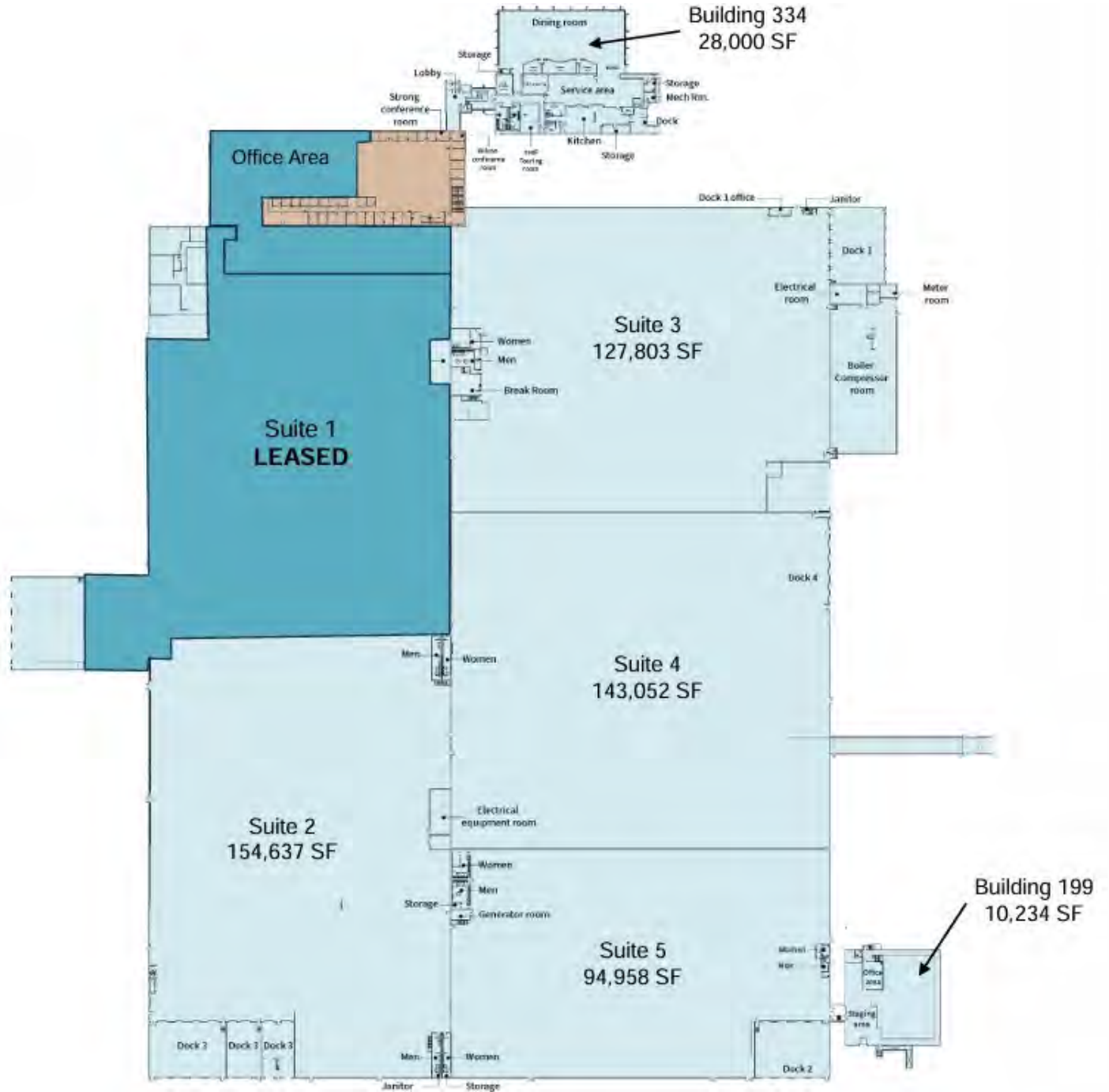
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Additional Building Information

Building #200:	Total SF - 558,684 sq ft Warehouse - 515,684 sq ft Office - 43,000 sq ft HVAC - 100% Air Conditioned/ Gas Fired Furnaces
Minimum Space Available:	Negotiable
Column Spacing:	40' X 60' Throughout
Electrical:	Heavy Power Supplied by Rochester Gas & Electric, 480V/3- phase-12,500KVA Service
Sprinkler System:	Yes (Wet System)
Type Of Roof:	EPDM
Rail Access:	On Campus
Flooring:	8" Concrete Slab
Parking:	20 acres paved and striped

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