

## FOR SALE



## OFFICE BUILDING ON 2 ACRES

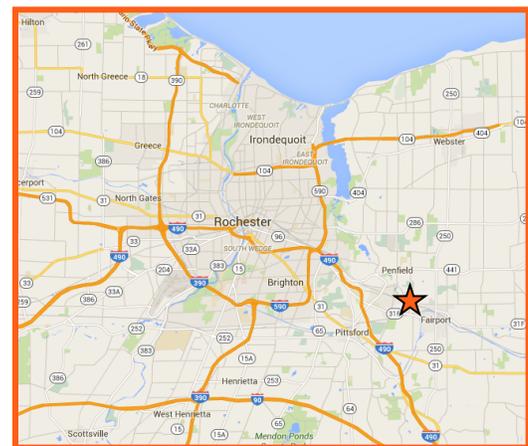
### LAND AVAILABLE

- PROMINENT LOCATION W/ GREAT VISIBILITY!
- 2 ACRE SITE, 319' X 352'
- FLEXIBLE INDUSTRIAL ZONING
- 23,000 CARS THROUGH INTERSECTION DAILY

### PROPERTY HIGHLIGHTS

- 2400 SF PROFESSIONAL OFFICE BUILDING
- FULL UTILITIES AVAILABLE
- GREAT LOCATION FOR PROFESSIONAL OFFICE IN A PARK-LIKE SETTING
- POTENTIAL CONTRACTOR YARD

**OFFERED @ \$450,000**



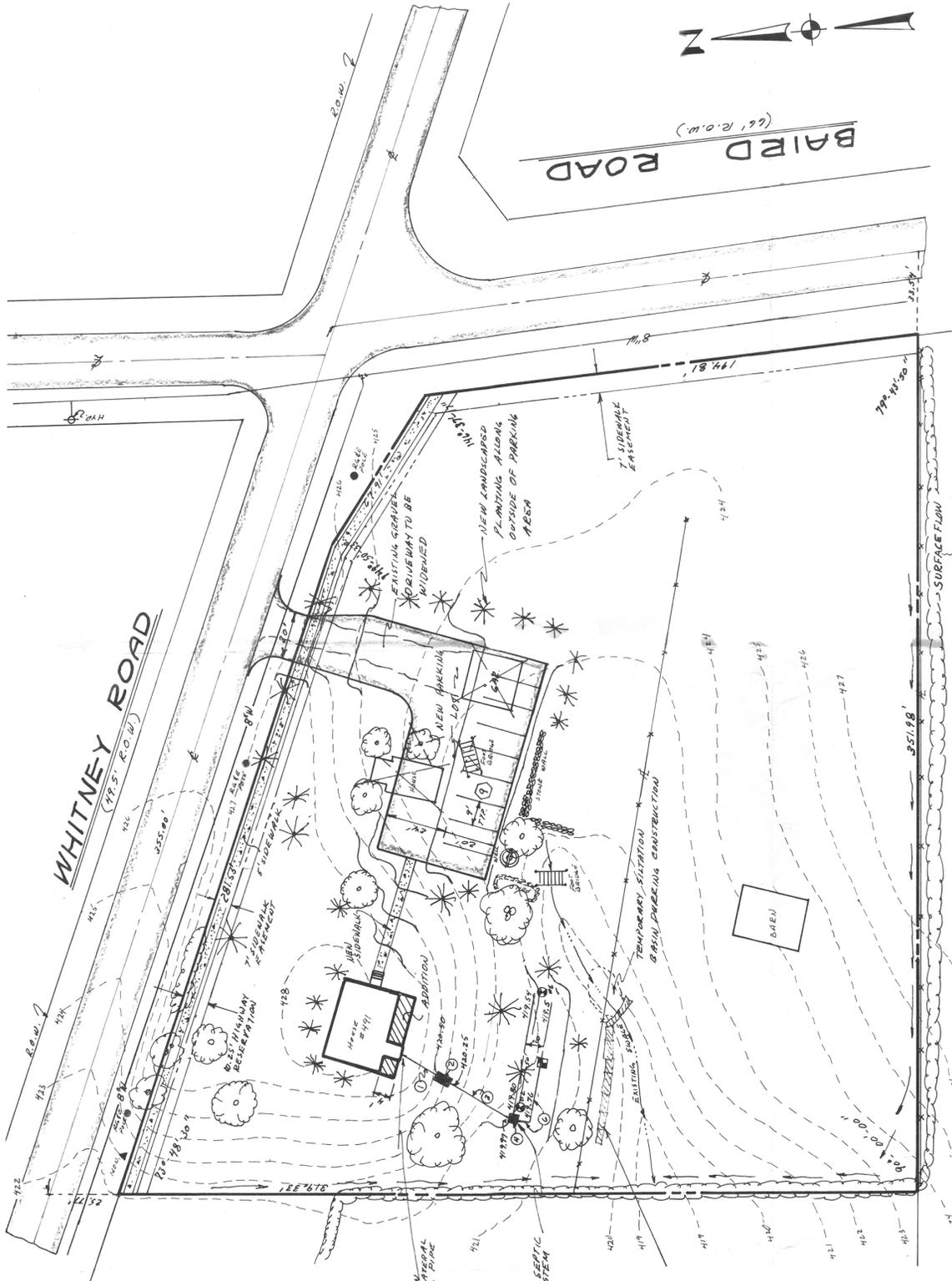
### DEMOGRAPHICS

ESTIMATED	1 MILE	3 MILES	5 MILES
<small>SOURCE: ESRI 2013 ESTIMATED</small>			
DAYTIME POPULATION	7,473	58,265	118,821
AVERAGE HH INCOME	\$70,121	\$82,798	\$98,891
HOUSEHOLDS	3,193	24,555	48,007

*\* All information deemed reliable but cannot be guaranteed*



## SITE SURVEY

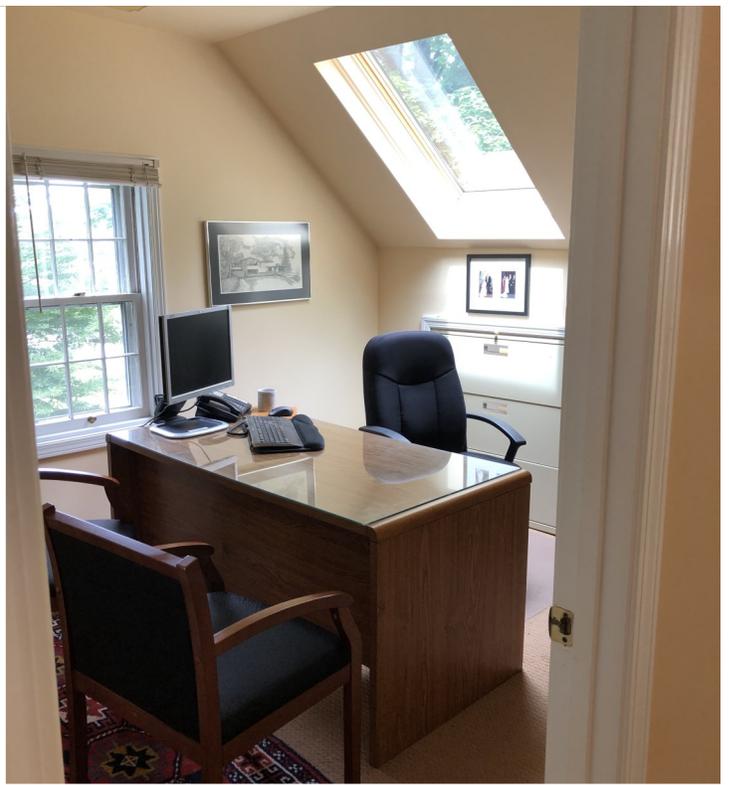


\* All information deemed reliable but cannot be guaranteed



# WHITNEY/BAIRD - PERINTON, NY

491 WHITNEY ROAD, TOWN OF PERINTON, NY



*\* All information deemed reliable but cannot be guaranteed*



CALIBER COMMERCIAL BROKERAGE, LLC  
1255 UNIVERSITY AVENUE, SUITE 202 | ROCHESTER, NY 14607 | WWW.CALIBERBROKERAGE.COM  
TENANT REPRESENTATION • INVESTMENT SALES • LEASING • BUYER REPRESENTATION

MATT CHATFIELD  
O: 585.454.4500 x 124 C: 585.315.0216  
MCHATFIELD@CALIBERBROKERAGE.COM

# WHITNEY/BAIRD - PERINTON, NY

491 WHITNEY ROAD, TOWN OF PERINTON, NY



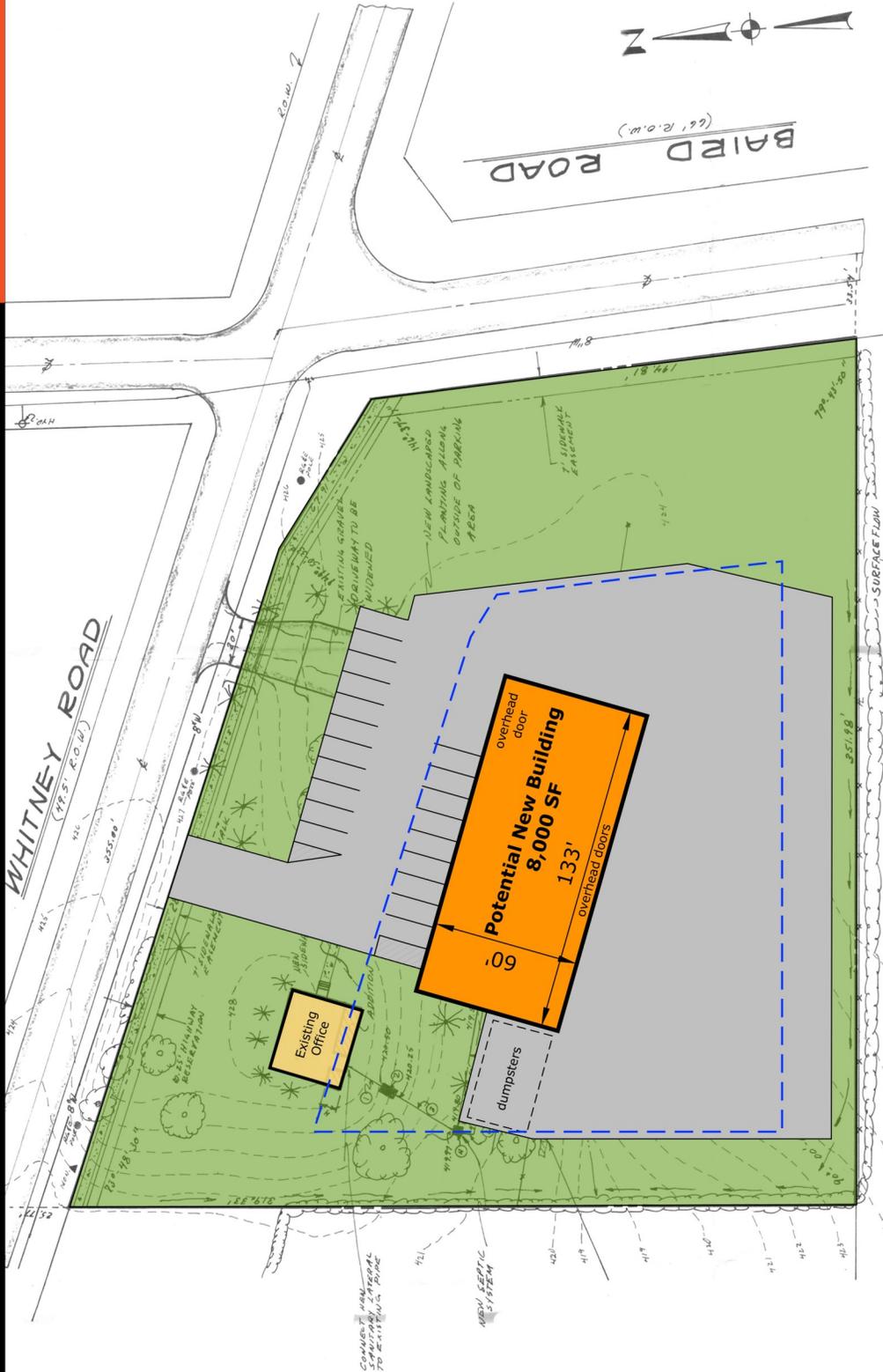
Commercial Brokerage

The Measure of Excellence



CONTACT: MATT CHATFIELD  
O: 585.454.4500  
C: 585.315.0216  
MCHATFIELD@CALIBERBROKERAGE.COM

**8,000 SF POTENTIAL CONTRACTOR HQ**  
**WHITNEY ROAD @ BAIRD ROAD, PERINTON NY**



**CONCEPTUAL DEVELOPMENT PLAN**

\* All information deemed reliable but cannot be guaranteed



CALIBER COMMERCIAL BROKERAGE, LLC  
1255 UNIVERSITY AVENUE, SUITE 202 | ROCHESTER, NY 14607 | WWW.CALIBERBROKERAGE.COM  
TENANT REPRESENTATION • INVESTMENT SALES • LEASING • BUYER REPRESENTATION

MATT CHATFIELD  
O: 585.454.4500 x 124 C: 585.315.0216  
MCHATFIELD@CALIBERBROKERAGE.COM

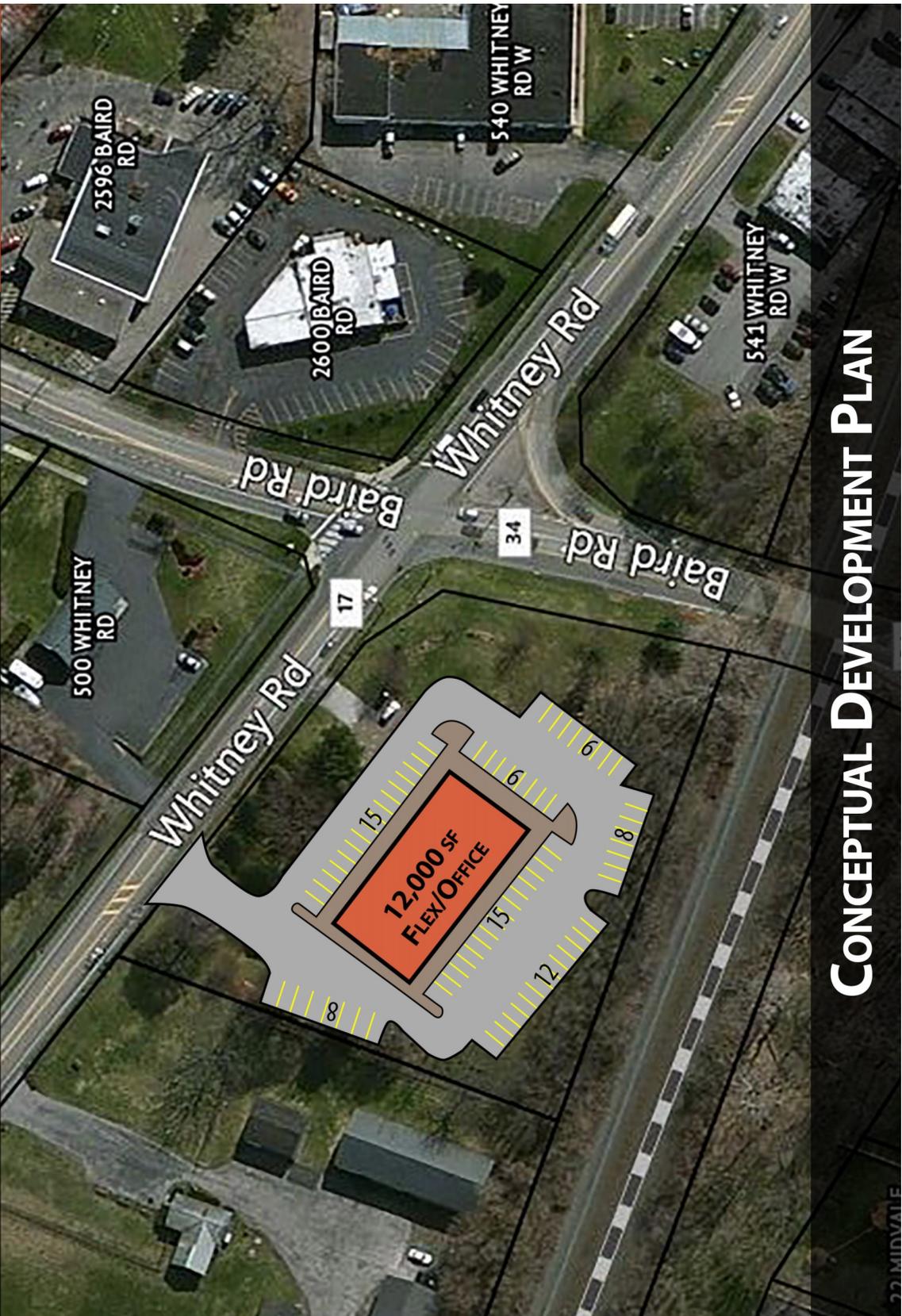
# WHITNEY/BAIRD - PERINTON, NY

491 WHITNEY ROAD, TOWN OF PERINTON, NY

 **Caliber**  
Commercial Brokerage  
[www.CaliberBrokerage.com](http://www.CaliberBrokerage.com)

CONTACT: MATT CHATFIELD  
O: 585.454.4500  
C: 585.315.0216  
MCHATFIELD@CALIBERBROKERAGE.COM

**12,000 SF POTENTIAL FLEX/OFFICE**  
**WHITNEY ROAD @ BAIRD ROAD, PERINTON NY**



**CONCEPTUAL DEVELOPMENT PLAN**

\* All information deemed reliable but cannot be guaranteed