

Industrial Building

15,320 Square Feet

10 Woodward Street
Rochester, New York 14605

Single Tenant Building With Fenced Yard



Offering Overview

Situated immediately north of Downtown Rochester, 10 Woodward Street is a centrally located freestanding industrial opportunity offering a fenced yard and outside storage.

Offering Details

- + Available For Lease
- + 15,320 Square Feet
- + Lease Rate: \$4.50/SF NNN
(Estimated NNN \$1.00/SF)

Industrial Building

10 Woodward Street | Rochester, NY 14606

For Lease



Property Overview

- + 15,320 SF Available For Lease
- + 1,000 SF of Office Space
- + 13' Clear Height
- + 7 Grade Doors, 2 Interior Docks
- + Fully Fenced & Security System
- + Floor Drains
- + Outside Storage
- + LED Lights
- + Power: 400amp, 208v, 3 phase
- + Heated
- + Racking Available
- + New Roof
- + Truck Scale
- + Jib Crane
- + Lease Rate: \$4.50/SF NNN
(Estimated NNN \$1.00/SF)

Contact Us

Patrick Wahl

+1 585 784 3633

patrick.wahl@cbre-rochester.com

Licensed Real Estate Salesperson

Harry Gleason, SIOR

+1 585 784 3639

harry.gleason@cbre-rochester.com

Licensed Associate Real Estate Broker

© 2025 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14607

+1 585 240 8080

www.cbre.com/rochester

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK