

Industrial & Office Facility

Potential Redevelopment Site

3441 W Henrietta Rd
Henrietta, NY 14623

114,205 Square Feet On 14.91 Acres In Central Location



Offering Overview

3441 W Henrietta Rd presents a unique opportunity to lease or purchase property located in a submarket that is home to large concentrations of retail, flex and industrial development. Consisting of a 114,205 square foot building on 14.91 acres of land, the site shares a light with Marketplace Mall and the University of Rochester Medical Center's recently opened \$240 million, 330,000sf orthopedic campus. The owner will consider all possibilities for the future use of the property including a full redevelopment.

Offering Details

- + 114,205 Square Feet
- + 14.91 Acres
- + Sale Price: Negotiable
- + Lease Rate: Negotiable

Industrial Space

3441 W Henrietta Rd | Henrietta, NY 14623

For Lease Or Sale



Property Overview

- + 114,205 Square Feet Total (64,000sf Industrial, 50,000sf Office)
- + 14.91 Acres (3.7 Acres West Side of Rail Line)
- + 2 Docks, 3 Drive In Doors
- + 1200 amp, 480v, 3 phase service at property
- + Large Parking Field (550± Spaces)
- + Approximately 5.2 Acre Secured Yard/Storage Area
- + Two Covered Storage Areas Totaling 17,275± Square Feet
- + Pole Barn 4,000± Square Feet
- + Signalized Access To Site
- + Site May Accommodate Wide Variety of Uses

Contact Us

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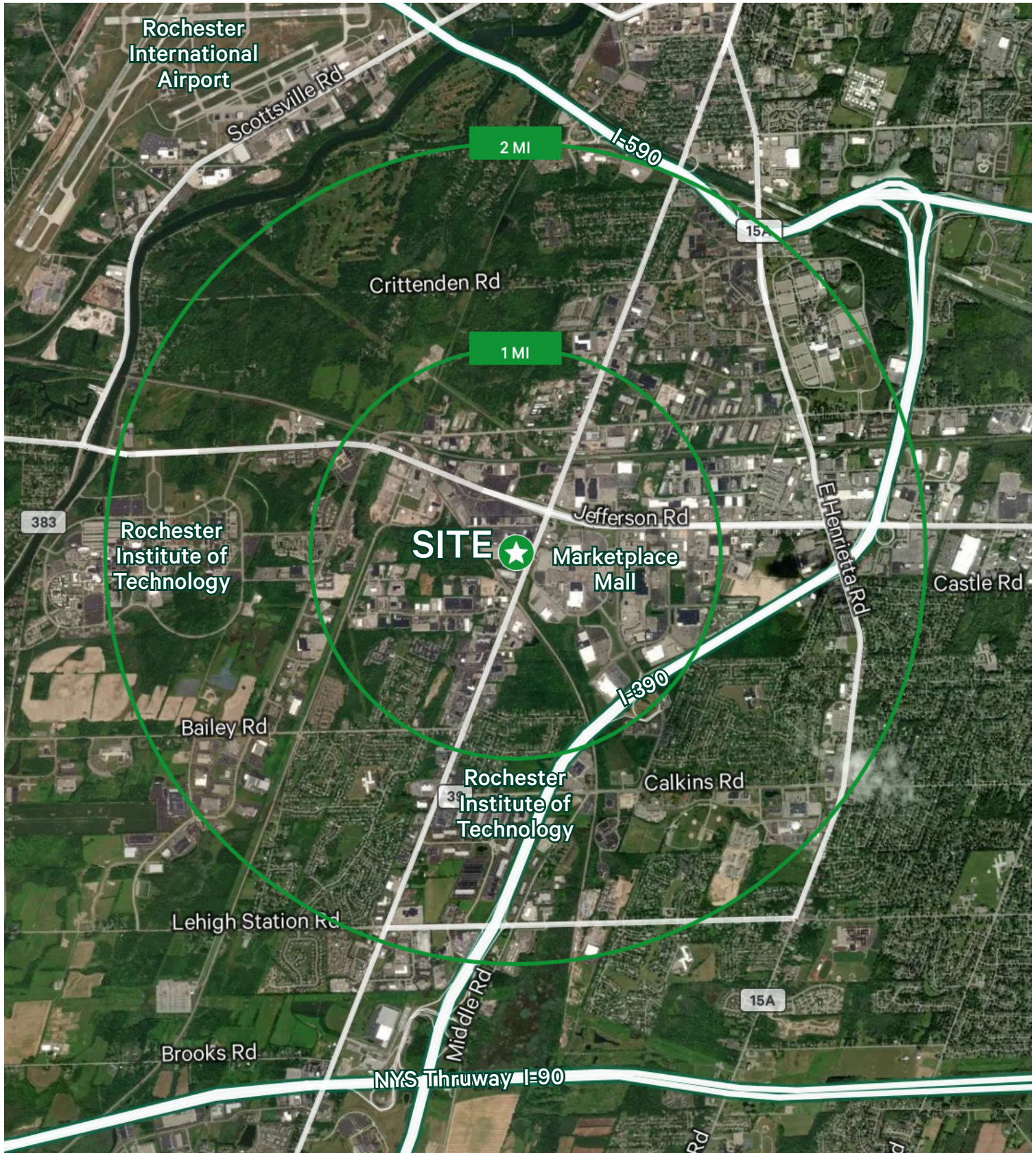
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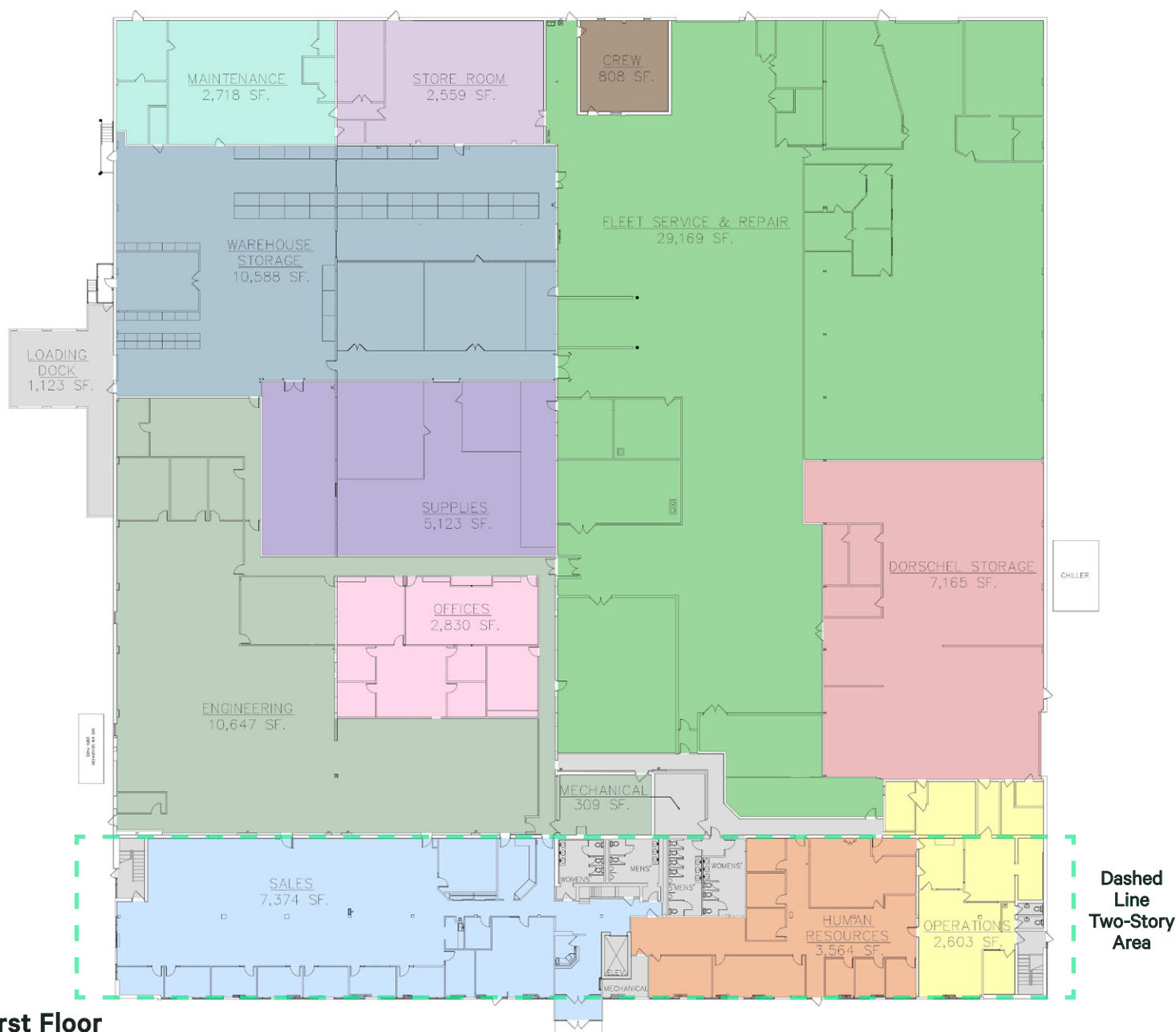
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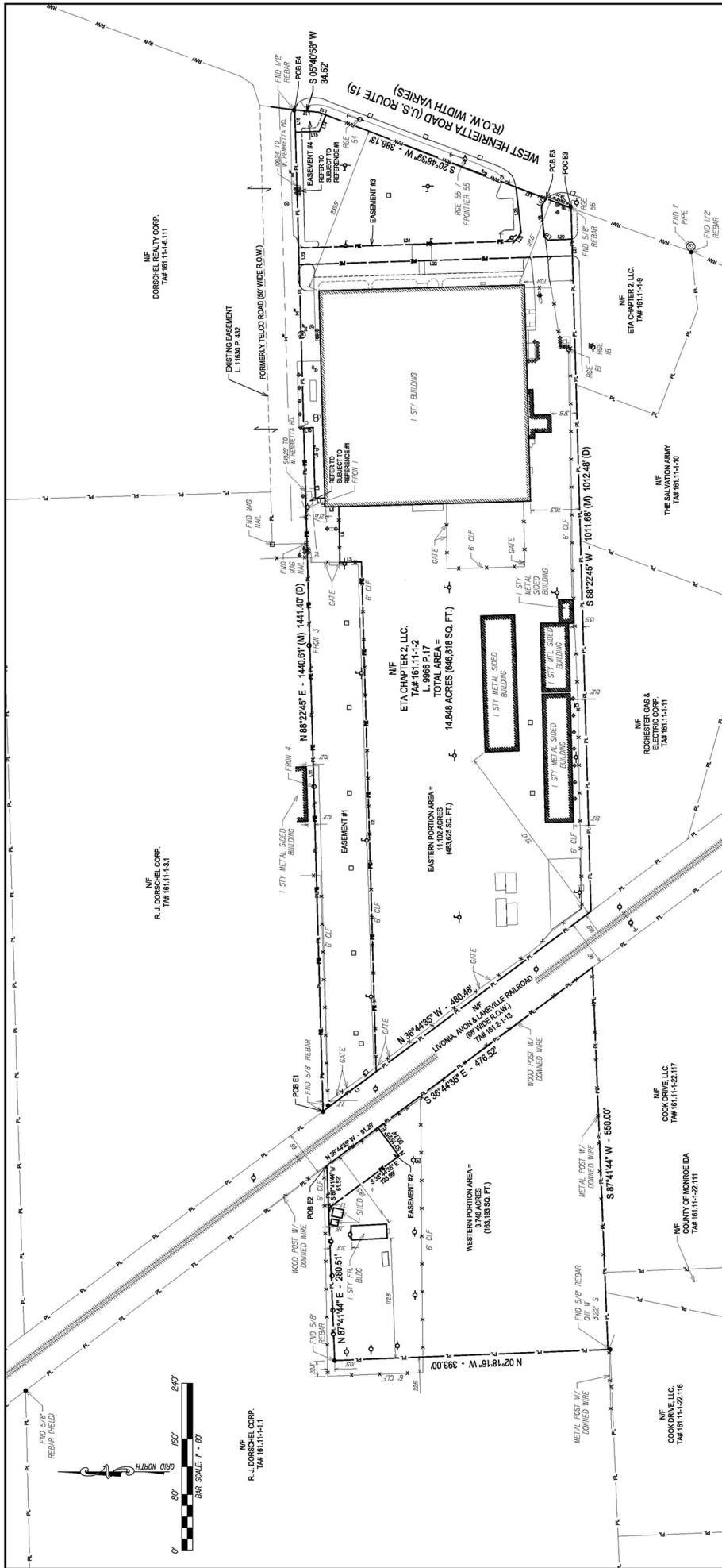
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E-1

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 87°14'45" E	194.34	11	S 87°22'45" W	1952.34
2	N 87°20'17" E	735.35	12	S 87°22'45" W	1952.34
3	N 87°20'17" E	735.35	13	S 87°22'45" W	1952.34
4	N 87°20'17" E	735.35	14	S 87°22'45" W	1952.34
5	N 87°20'17" E	735.35	15	S 87°22'45" W	1952.34
6	N 87°20'17" E	735.35	16	S 87°22'45" W	1952.34
7	N 87°20'17" E	735.35	17	S 87°22'45" W	1952.34
8	N 87°20'17" E	735.35	18	S 87°22'45" W	1952.34
9	N 87°20'17" E	735.35	19	S 87°22'45" W	1952.34
10	N 87°20'17" E	735.35	20	S 87°22'45" W	1952.34
11	N 87°20'17" E	735.35	21	S 87°22'45" W	1952.34

E-3

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 87°14'45" E	194.34	11	S 87°22'45" W	1952.34
2	N 87°20'17" E	735.35	12	S 87°22'45" W	1952.34
3	N 87°20'17" E	735.35	13	S 87°22'45" W	1952.34
4	N 87°20'17" E	735.35	14	S 87°22'45" W	1952.34
5	N 87°20'17" E	735.35	15	S 87°22'45" W	1952.34
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10	N 87°20'17" E	735.35	20	S 87°22'45" W	1952.34
11	N 87°20'17" E	735.35	21	S 87°22'45" W	1952.34

E-4

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 87°14'45" E	194.34	11	S 87°22'45" W	1952.34
2	N 87°20'17" E	735.35	12	S 87°22'45" W	1952.34
3	N 87°20'17" E	735.35	13	S 87°22'45" W	1952.34
4	N 87°20'17" E	735.35	14	S 87°22'45" W	1952.34
5	N 87°20'17" E	735.35	15	S 87°22'45" W	1952.34
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CERTIFICATION:

WE, THE UNDERSIGNED, DO CERTIFY THAT THIS MAP WAS PREPARED USING REFERENCE MATERIAL AS LISTED HEREON AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED FEBRUARY 22, 2019 AND THESE PARCELS ARE SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD.

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