



Ledco Building

4265 N Main Street, Hemlock, NY 14466



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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FOR LEASE | Ledco Building

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Offering Summary

Sale Price:	\$450,000
Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	17,216 SF
Available SF:	17,216 SF
Lot Size:	2.75 Acres
Year Built:	1947
Zoning:	Industrial
Market:	Rochester
Submarket:	Livonia

Property Overview

#For Sale or For Lease: Industrial Manufacturing Facility - 4265 N Main, Hemlock, NY 14466

Discover a versatile industrial flex building nestled in the rural charm of Hemlock, NY, at 4265 N Main. This comprehensive space of ±17,216 square feet is ideally suited for businesses looking to blend manufacturing and administrative operations. It supports a wide range of business activities with 2,000 square feet of office space and 15,216 square feet of manufacturing/warehouse area. The office section features seven offices, a conference room, and two bathrooms, while the manufacturing area includes a break room, storage rooms, a grade-level overhead door, and ceiling heights of 12' to 14'. Powered by a 600A electric service and set on a generous 2.75-acre lot, the building combines operational readiness with the potential for customization. Both the warehouse and office areas are heated, and the office benefits from air conditioning for year-round comfort. This property offers a unique opportunity to invest in a space with rural serenity and the promise of business growth. Explore the possibilities at 4265 N Main and imagine establishing your business amidst Hemlock's peaceful setting.

Property Highlights

- * ±17,216 sq ft industrial flex space in Hemlock, NY.
- * 2,000 sq ft office area; 15,216 sq ft manufacturing/warehouse space.
- * 600A Electric Service
- * 2.75-Acre Lot

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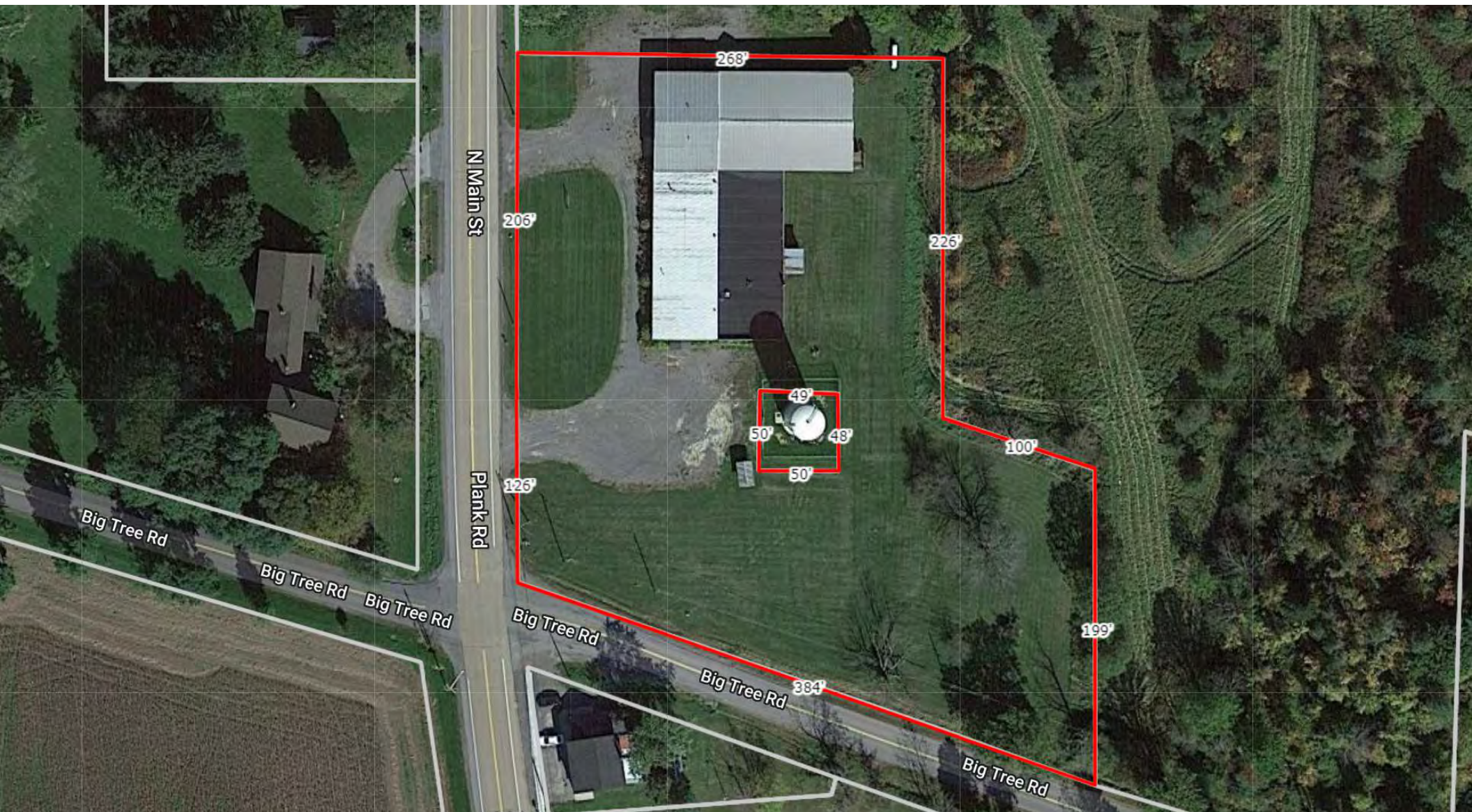
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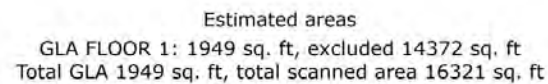
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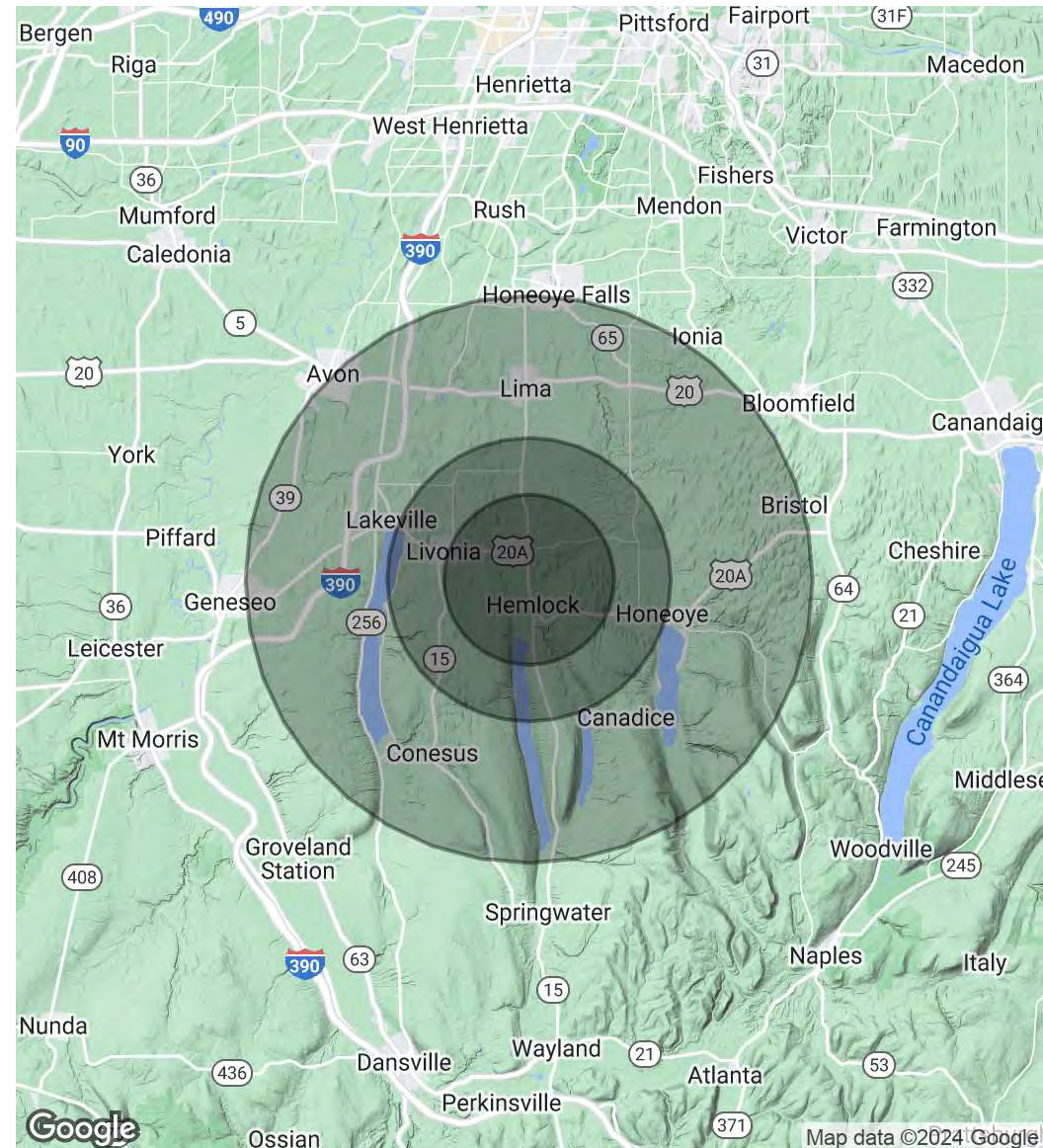
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Population	3 Miles	5 Miles	10 Miles
Total Population	2,649	8,846	33,030
Average Age	48.7	45.0	44.8
Average Age (Male)	43.7	41.9	44.0
Average Age (Female)	51.1	46.5	44.8

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	1,143	4,177	16,475
# of Persons per HH	2.3	2.1	2.0
Average HH Income	\$70,643	\$68,171	\$72,673
Average House Value	\$157,863	\$159,807	\$170,500

* Demographic data derived from 2020 ACS - US Census



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Michael Conroy

Associate Real Estate Broker

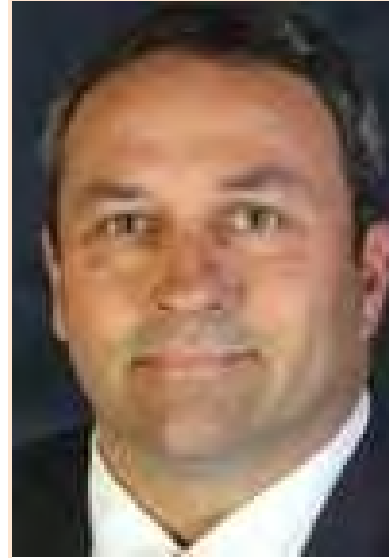
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