



FOR LEASE | **120,939 SF**
8673 LYONS-MARENGO RD | **LYONS, NY**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**HEAVY POWER
AVAILABLE ON SITE**



**LOCATED
APPROXIMATELY 10
MINUTES FROM I-90**



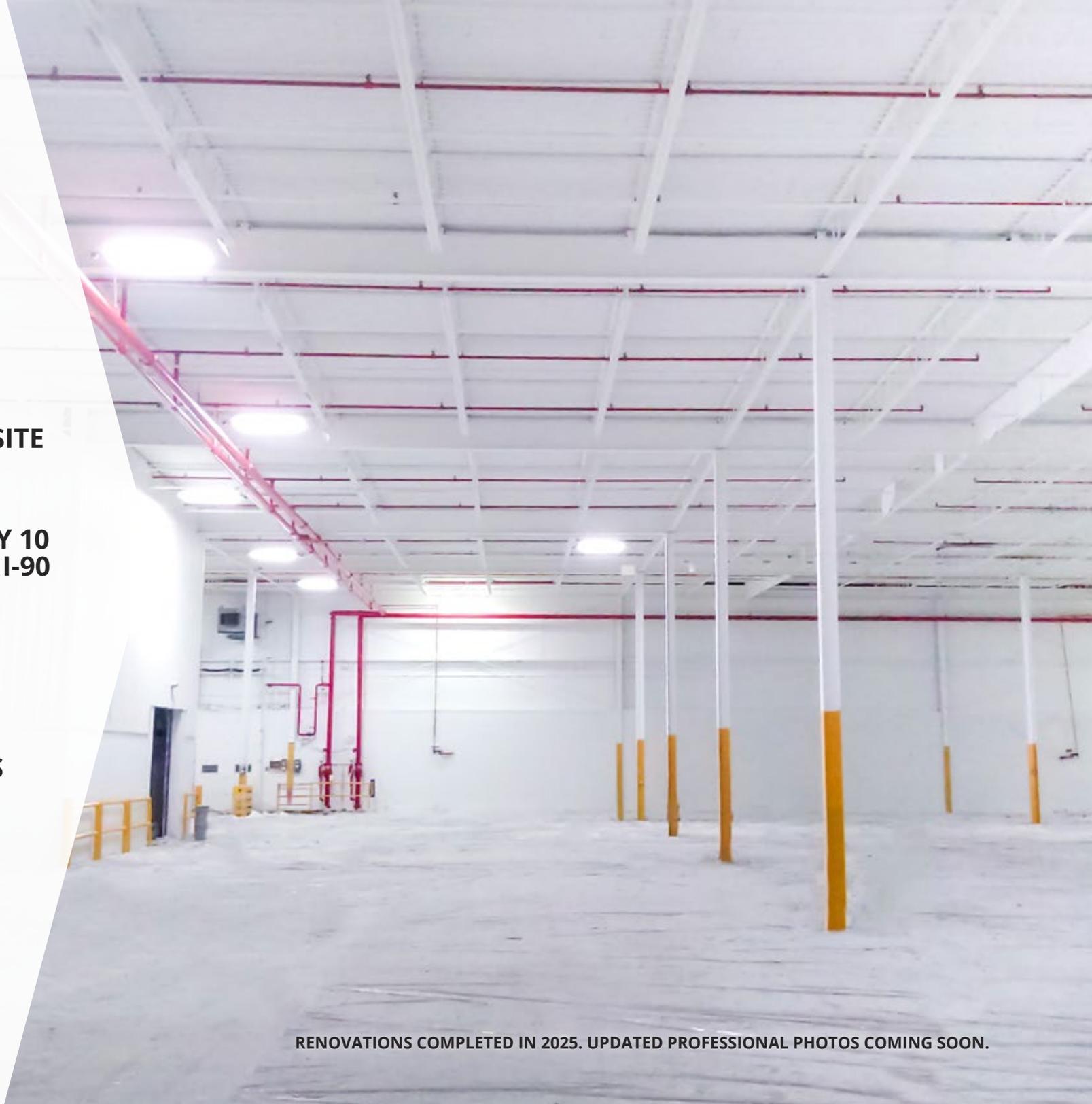
**ECONOMIC
INCENTIVES
AVAILABLE**



11 DOCK DOORS



**RENOVATED
IN 2025**

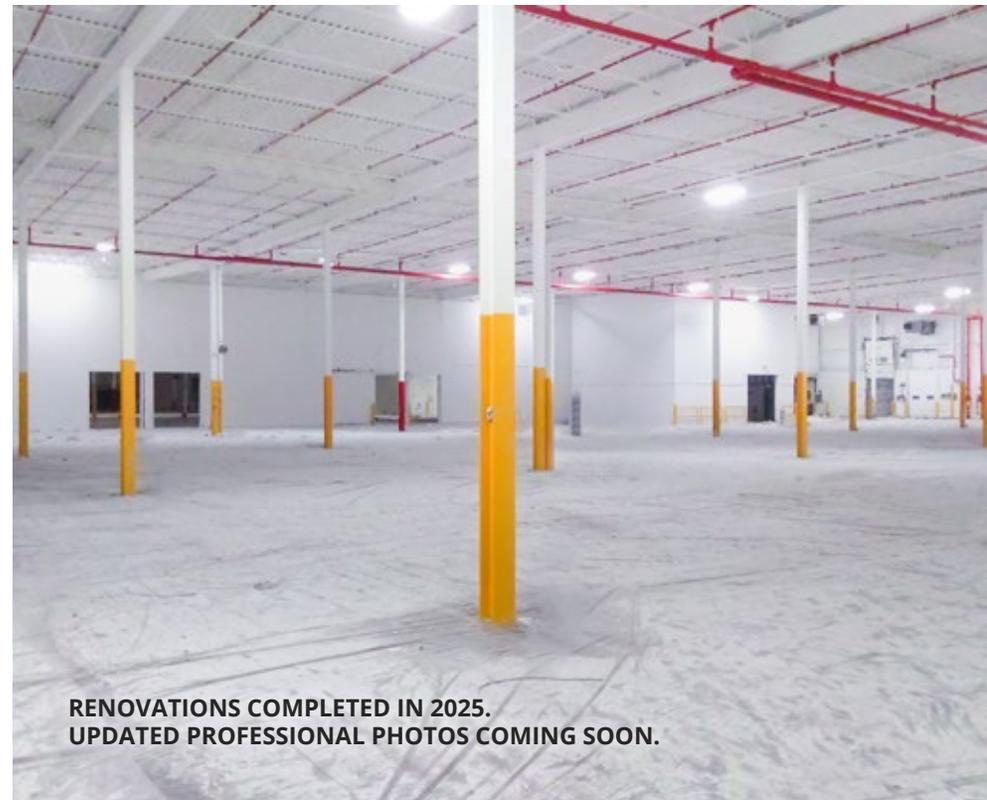


RENOVATIONS COMPLETED IN 2025. UPDATED PROFESSIONAL PHOTOS COMING SOON.

PROPERTY DETAILS

8673 LYONS-MARENGO RD | LYONS, NY

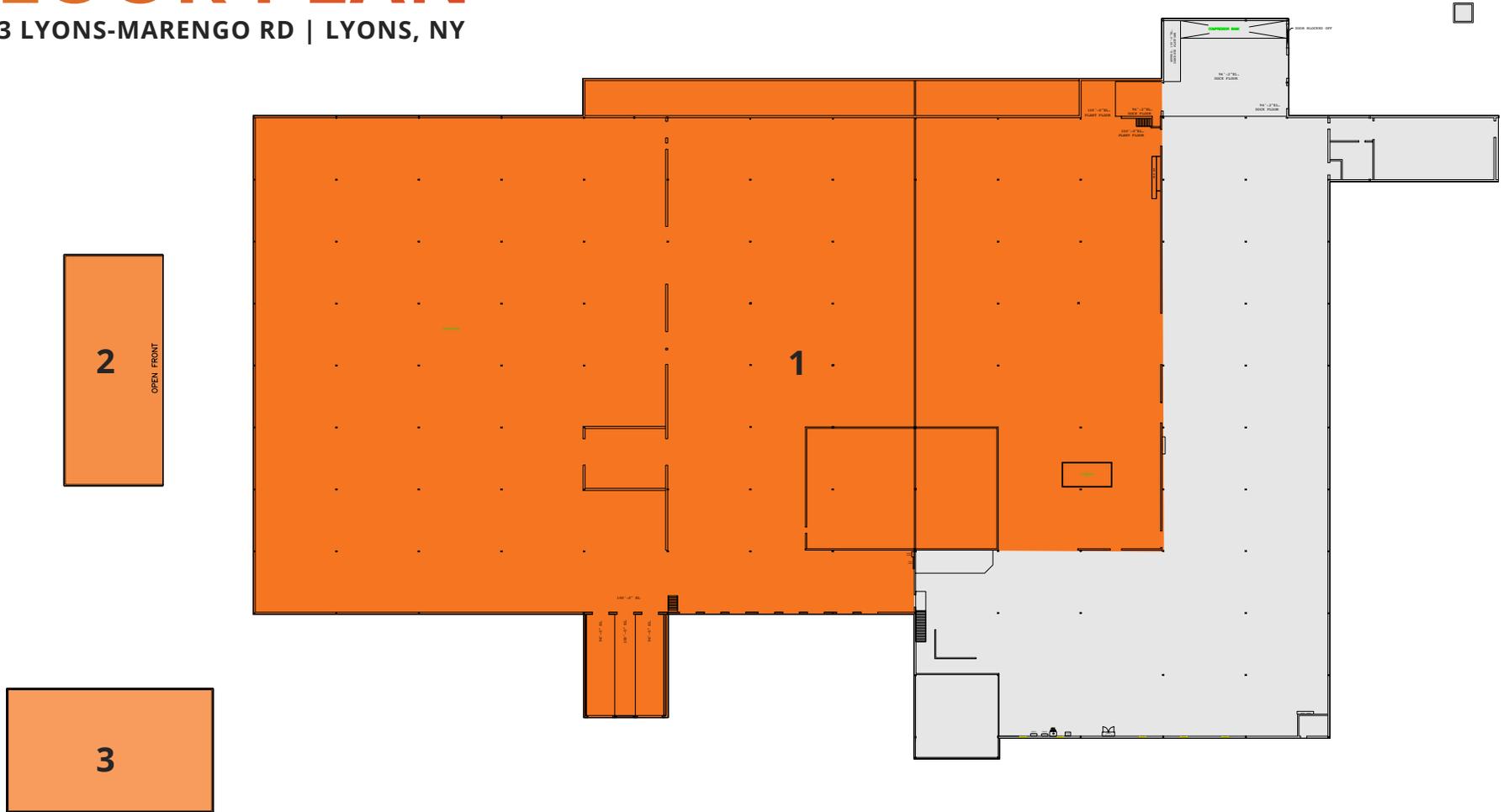
AVAILABLE SPACE	120,939 SF
DOCK DOORS	8 Exterior 3 Interior
GRADE-LEVEL DRIVE-IN DOORS	2
CLEAR HEIGHT	24'
COLUMN WIDTH/DEPTH	30' x 40'
ROOF	Flat, Built-Up Over Steel Deck
WALLS	Masonry & Steel
FLOORS	Reinforced Thick Slab Concrete
YEAR BUILT	1966
FIRE SUPPRESSION	Sprinklers, 100% Wet
LIGHTING	Fluorescent & LED
POWER	4000 Amps at 480 Volts (2500 kVA)
PARKING	250 Surface Spaces
TOTAL LAND AREA	57.31 Acres
ZONING	Industrial
PARCEL ID	542800-071-111-0000-770-330-0000



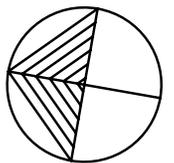
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FLOOR PLAN

8673 LYONS-MARENGO RD | LYONS, NY



NUMBER	SPACE DESIGNATION	COLUMN SPACING	DOCKS	OH DOORS	SQUARE FEET
1	AVAILABLE	30' x 40'	11	2	109,563 SF
2	BARN STRUCTURE	N/A	0	0	5,376 SF
3	POLE BARN	N/A	0	0	6,000 SF
TOTAL					120,939 SF



LOCATION MAP

8673 LYONS-MARENGO RD | LYONS, NY

ROCHESTER, NY	49 MILES
SYRACUSE, NY	53 MILES
BUFFALO, NY	114 MILES
PITTSBURGH, PA	321 MILES

