

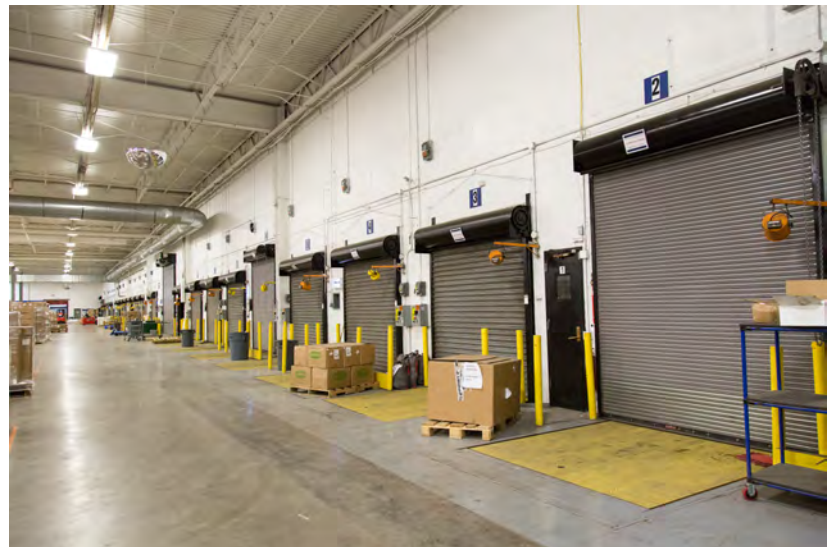


1600 Lexington Ave. Rochester, NY



PROPERTY HIGHLIGHTS

- 24/7 facility
- 152 interior loading docks
- ½ mile to Interstate 390
- 22'3" clear ceiling height to bottom of joists
- 50' X 50' column spacing
- 10" floor slab
- Track lighting throughout
- Low CAMs (includes taxes, currently \$1.92/SF)
- Fully climate controlled
- Infrastructure includes:
 - 125 MW of power
 - Steam
 - Chilled water



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Racking



Interior Loading Docks



Location Map



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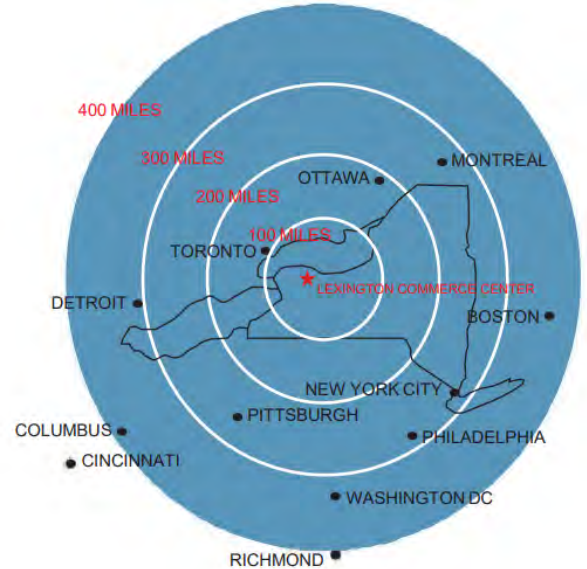
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GENERAL

This 2,035,600 square foot facility was the largest distribution center in North America when constructed. 1600 Lexington Ave is still known as one of the highest quality buildings of its type in the world, built to the highest construction standards to house and handle Kodak Company's finished goods. Due to the sensitive nature of these products, **the entire facility is fully heated, cooled, as well as fully wet sprinklered.** The quality of the building, unique features and capabilities, experienced property management and its ideal location make it sought after for advance manufacturing, warehouse/distribution, and other mixed-use tenants alike.

SITE OVERVIEW

1600 Lexington Ave is located two miles north of Downtown Rochester. The property is approximately $\frac{1}{2}$ mile from **Interstate 390**; 10 miles to New York State Thruway (I-90); and **5 miles to the Greater Rochester International Airport.** The site also provides rail access. The facility is serviced by both CSX, via the Charlotte Running Track, and Norfolk Southern, via the Rochester and Southern Railroad. Additionally known for its homegrown "Big Three" companies (Kodak, Xerox, and Bausch & Lomb), Rochester is now home to a diverse group of businesses which have been known to capitalize on the region's highly skilled labor force.



Centrally located, Rochester is **within 500 miles of over one third of the combined populations of the United States and Canada**, and is a short driving distance from major northeast trading centers such as Boston, New York City, Philadelphia, Toronto, and Washington DC.



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