



SUMMARY

Lease Rate:	\$6 SF/yr (NNN)
Space Available:	6,940-20,588 SF
Lot Size:	0.83 Acres
Year Built:	1960
Zoning:	M1 - Industrial

OVERVIEW

Presenting an exceptional leasing opportunity in the heart of Rochester, NY. This prime property offers a versatile space, totaling 20,588 square feet between two (2) buildings, specifically designed to accommodate industrial and manufacturing operations. With its solid construction dating back to 1960 and M1 - Industrial zoning, the property provides a secure foundation for a variety of uses. The larger building of 13,648 SF is updated, renovated and ready to go with 1,200 SF of office, a kitchenette, production and storage space.

Situated in Rochester, NY, the area surrounding the property is an ideal fit for Industrial and Manufacturing uses. Rochester is known for its strong industrial legacy and a robust manufacturing sector, providing a skilled workforce and logistical advantages. Nearby, the proximity to major highways - Interstates 390 and 490 and the Greater Rochester International Airport ensures seamless connectivity for businesses.

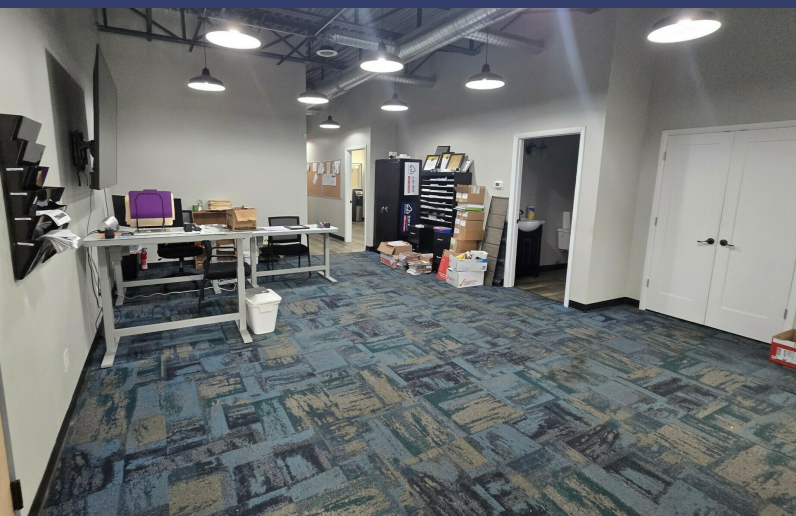
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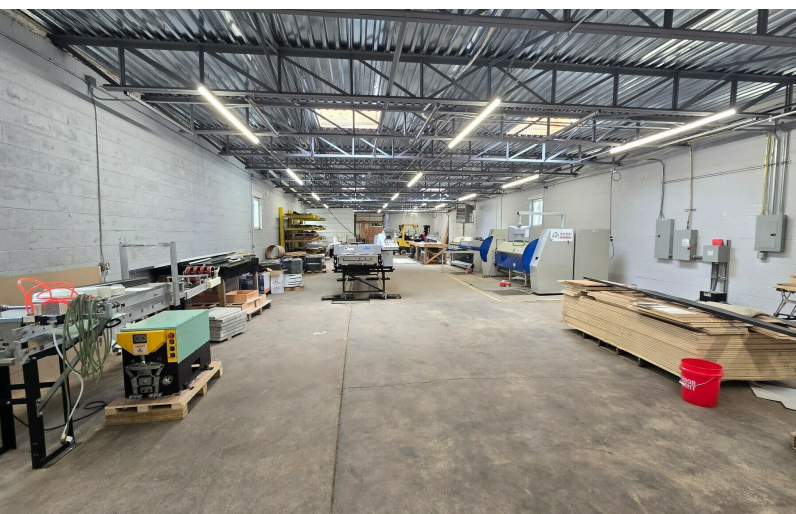
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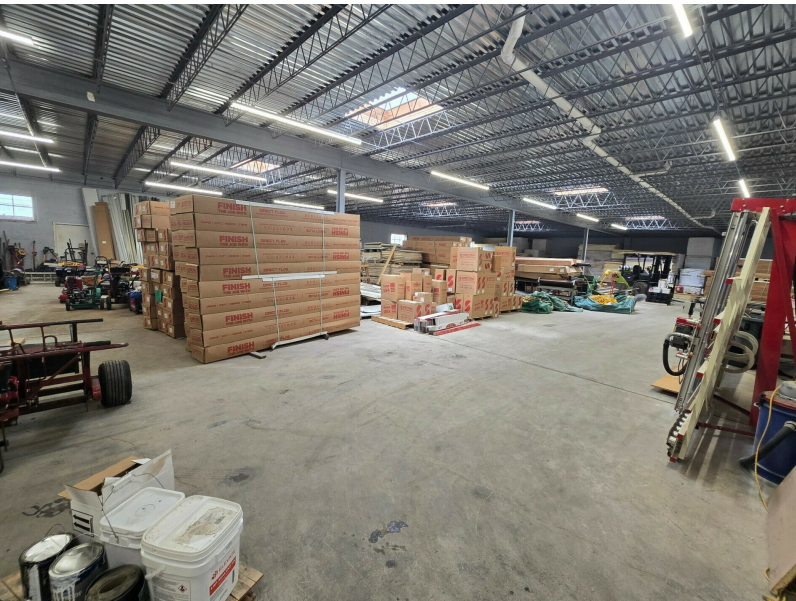
HIGHLIGHTS

- Asking Rent - \$6.00 PSF NNN
- Two (2) buildings
- 6,940 SF shell condition
- 13,648 SF built out with 1,200 SF Office
- Bumper Height Docks (2)
- Truck Dock
- Drive In Overhead Door (10'w x 12'h)



93 - 95 LAGRANGE AVENUE
Rochester, NY 14613

ADDITIONAL PHOTOS



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