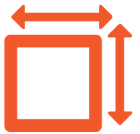


FOR SALE

25-45 RUTTER ST, ROCHESTER, NY 14606

Caliber
Commercial Brokerage



27,060 +/-
TOTAL SF



16'
CEILING HEIGHT



\$995,000
LIST PRICE

OFFERING SUMMARY

Caliber Commercial Brokerage is pleased to represent this well-positioned 27,060 +/- sf industrial/warehouse/flex property located at the corner of Lyell Ave & Rutter St in Rochester, NY.

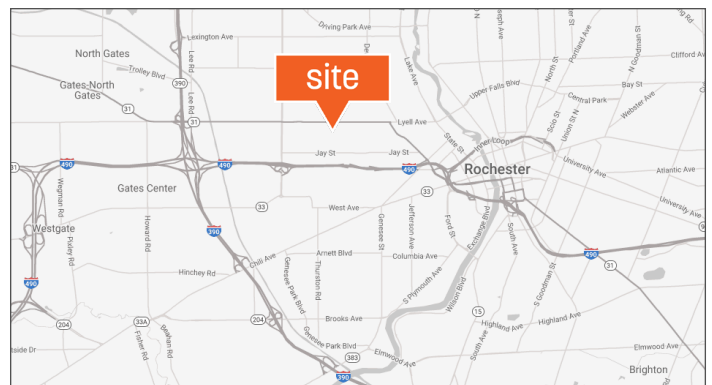
Total Building Size	27,060 +/- SF
Land Area	1.03 acres
Property Type	Industrial/Warehouse/Flex
Power	3-phase, 480 volt, 800 amp
Parking	20 Spaces

PROPERTY HIGHLIGHTS

- 6,000 SF available
- \$120K/year income
- Building fully air conditioned
- New roof & asphalt parking in rear

Richard J. Altier, Partner

Licensed Associate Real Estate Broker
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