



VICTOR BUSINESS CENTER

100 RAWSON RD, VICTOR, NY 14564

Property Overview

Large industrial/warehouse/office complex with multiple buildings close to major highways and transit routes. An existing building with available spaces, along with a 53,000 building, build to suit approved. The new building will be well-suited for flex and/or industrial uses with abundant parking, planned office space, drive-in door(s), and loading dock(s).

Location Overview

Victor Business Center is located in the south eastern Rochester, NY suburb of Victor. The Center is just off Route 96/Main Street in the Village of Victor.

Available Spaces

SPACE	LEASE RATE	SIZE
Existing Building	Negotiable	6,000± SF Upstairs Office Space
Existing Building	Negotiable	8,155±SF Suite 209
New Construction	Negotiable	Up to 53,000 SF

Property Highlights

- » Easy access to I-490 and I-90/NYS Thruway
- » Excellent space for a company to relocate to
- » Existing building is fully sprinklered
- » Office, warehouse and manufacturing space available for lease
- » Electrical service of 277/480 3-phase

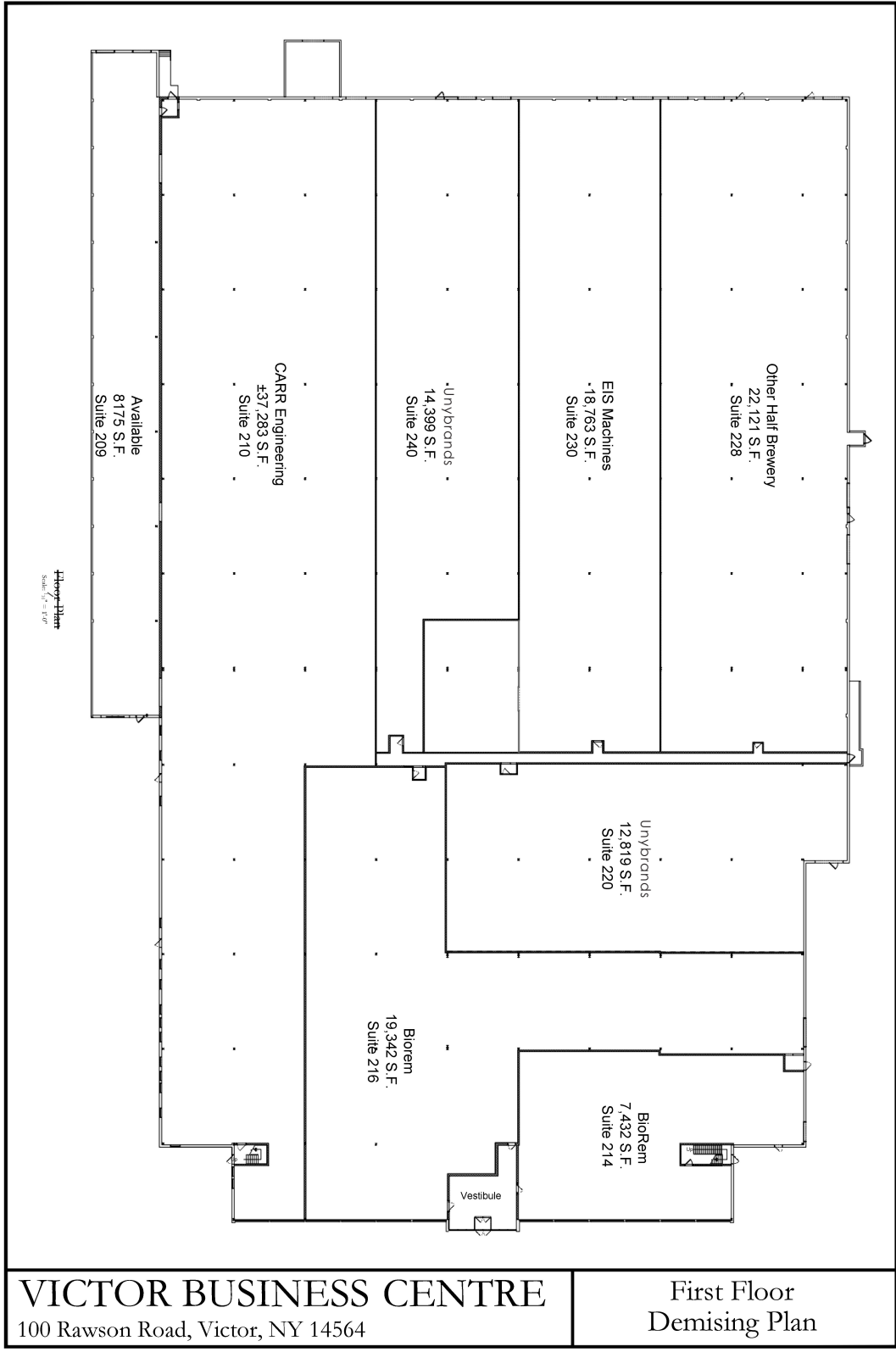


IMBURGIA BROTHERS HOLDINGS
— A Real Estate Development Company —

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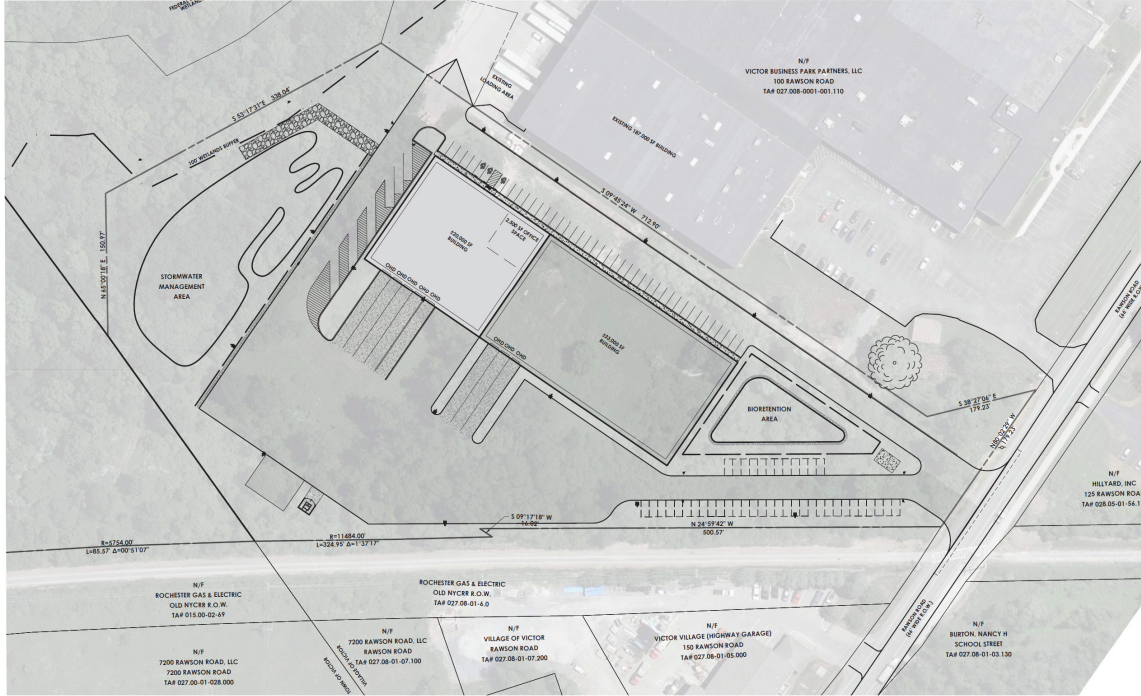
Building
Footprint
Layout



VICTOR BUSINESS CENTRE
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First Floor
Demising Plan

New
 Construction
 Site Plan



Retailer Aerial

