

5500 W. HENRIETTA RD.

West Henrietta, NY 14586



HIGHLIGHTS

- Build To Suit able to accommodate all needs
- Access from multiple roads
- All infrastructure on property
- Zoned for Industrial uses
- Less than 10 minute drive time to I-90/NYS Thruway and I-390
- Local municipality friendly to real estate developments

PROPERTY OVERVIEW

Located in suburban Rochester, New York, this property offers unmatched presence on Interstate-90 (the New York State Thruway) at the interchange with I-390 (Exit 46) in addition to providing superior access to the Rochester Market as well as the Western New York and Finger Lakes Regions.

Zoned for Industrial, permitted uses are:

- Light manufacturing, assembly and repair of scientific, electronic, optical, medical, surgical, dental, photographic, and similar precision instruments, components, and devices.
- Light manufacturing and assembly of industrial monitoring equipment, components and recording devices such as temperature gauges, air quality monitoring, optics, lighting and noise control.
- Light manufacturing, assembly, repair and sale of plumbing, electrical, and communications equipment and supplies.
- Value-added processing, fabrication, assembly, packaging and distribution of previously manufactured materials.
- Advanced engineering research, design and development.
- Data management, call centers and computer operations.
- Biotechnology, laboratory and materials testing, and robotics.
- Corporate and administrative offices.
- Software development, software as a service, computer-assisted design, 3-D imaging and printing, and other computer-related industries.
- Food processing, bottling, storage, packaging and distribution.
- Light industrial machine shops, wood and metal working, printing, lithographing and engraving, plating and toolmaking.
- Warehousing, storage and distribution.
- Farm equipment sales and service, nurseries and greenhouses.
- Self-storage facility.
- Any other industrial uses not prohibited by § 295-26 may be permitted upon the granting of a special permit by the Town Board after a public hearing on notice.
- Any uses permitted in a commercial district and not prohibited by § 295-26, subject to all the conditions applicable to such uses in commercial districts and further subject to the granting of a special permit by as provided in Article XII.
- Small-scale and rooftop solar energy systems, subject to obtaining a special permit.
- Large-scale solar energy system, subject to obtaining a special permit.
- Public garages, gasoline filling stations or motor vehicle service and supply stations, which shall be permitted only upon the granting of a special permit by the Town Board after a public hearing.

5500 W. HENRIETTA RD.

West Henrietta, NY 14586



SITE AERIAL



I-90 EAST 21,251 AADT

I-390 SOUTH 17,627 AADT

I-90 WEST 14,576 AADT

I-390 NORTH 18,064 AADT

W. HENRIETTA RD. 15,193 AADT

**45±
ACRES**

ERIE STATION RD. 5,427 AADT

5500 W. HENRIETTA RD.

West Henrietta, NY 14586



AVAILABLE LAND
45± ACRES



AVAILABLE LAND
45± ACRES

5500 W. HENRIETTA RD.

West Henrietta, NY 14586



OUTBOUND TRAFFIC TO I-90

2.31 Miles / 7 Minutes :: I-90 East

2.31 Miles / 7 Minutes :: I-90 West



I-90 EAST 21,251 AADT

I-90 WEST 14,576 AADT

5500 W. HENRIETTA RD.

West Henrietta, NY 14586



OUTBOUND TRAFFIC TO I-390

1.76 Miles / 5 Minutes :: I-390 North

2.76 Miles / 7 Minutes :: I-390 South



I-390 SOUTH 17,627 AADT

I-390 NORTH 18,064 AADT

I-390 SOUTH BOUND

I-390 NORTH BOUND