

# INDUSTRIAL SPACE FOR LEASE

1029 Lyell Avenue, Rochester, NY 14606



## PROPERTY DETAILS

Building SF:	14,400
Lot Size:	3.37
Grade Levels:	4
Ceiling Height:	20'

## PROPERTY SUMMARY

1029 Lyell Ave offers 14,400 SF of versatile industrial space ideal for light manufacturing or warehousing. Featuring 20-ft clear height, four drive-in doors, 600A/480V 3-phase power, and located on 3.37 acres. Conveniently located near I-490 and downtown Rochester, this Class B multi-tenant property provides excellent access, functionality, and flexibility for a wide range of industrial uses.



**Visit  
Our  
Website**

**Zach Smith**  
**315-299-9989**  
[zach@ironhornenterprises.com](mailto:zach@ironhornenterprises.com)

