

# Industrial & Office Facility

Potential Redevelopment Site

3441 W Henrietta Rd  
Henrietta, NY 14623

114,205 Square Feet On 14.91 Acres In Central Location



## Offering Overview

3441 W Henrietta Rd presents a unique opportunity to lease or purchase property located in a submarket that is home to large concentrations of retail, flex and industrial development. Consisting of a 114,205 square foot building on 14.91 acres of land, the site shares a light with Marketplace Mall and the University of Rochester Medical Center's recently opened \$240 million, 330,000sf orthopedic campus. The current tenant's lease expires in November 2024 and the owner will consider all possibilities for the future use of the property including a full redevelopment.

## Offering Details

- + 114,205 Square Feet
- + 14.91 Acres
- + Sale Price: \$12,000,000
- + Lease Rate: Negotiable



## Industrial Space

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For Lease Or Sale



# Property Overview

- + 114,205 Square Feet Total (64,000sf Industrial, 50,000sf Office)
- + 14.91 Acres (3.7 Acres West Side of Rail Line)
- + 2 Docks, 3 Drive In Doors
- + Large Parking Field (550± Spaces)
- + Approximately 5.2 Acre Secured Yard/Storage Area
- + Two Covered Storage Areas Totaling 17,275± Square Feet
- + Pole Barn 4,000± Square Feet
- + Signalized Access To Site
- + Current Tenant's Lease Expires November 2024
- + Site May Accommodate Wide Variety of Uses

## Contact Us

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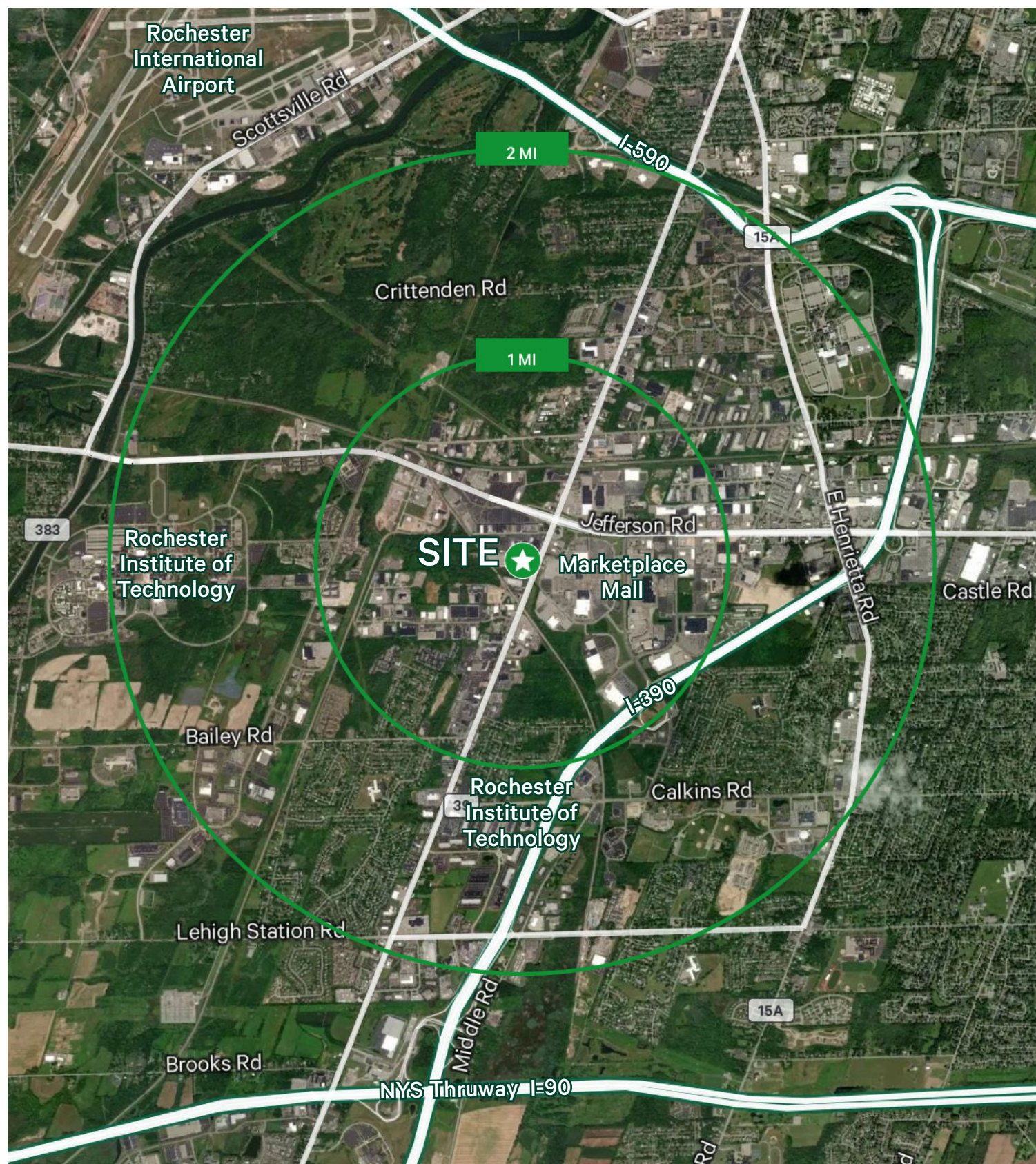
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