

Warehouse & Yard Space Available For Lease



**4,000 SF
6 Acres
12-16FT Ceilings**

2896 NY-96 | Clifton Springs, NY 14432





Now offering 4,000 SF of Warehouse Space for Lease in Clifton Spring, NY. 2896 NY-96 is a versatile commercial building located directly on State Route 96 in Manchester. The space will become available September 1, 2025, and features a 6-acre site with a 4,000 square foot building currently occupied by an automotive business. The property is ideally suited for contractors, service providers, logistics operations, or businesses needing a combination of shop space and outdoor storage.

The building includes three overhead doors—one of which is an oversized 16-foot door—and offers ceiling heights ranging from 12 to 16 feet, accommodating a variety of uses from vehicle repair to equipment storage. Inside, you'll find a dedicated office area at the front of the building, providing space for administrative or client-facing functions - along with storage space on the 2nd floor.

The facility is powered by 220-440v 3-phase electric service, supporting heavy-duty equipment and industrial operations. The expansive 6-acre parcel provides abundant room for contractor yard space, fleet parking, or material storage, offering tremendous flexibility for outdoor uses.

Strategically located just 10 minutes from I-90 Exit 43 in Manchester, the property offers convenient access to Route 21, Shortsville, and Canandaigua to the west, as well as Clifton Springs, Newark, and Phelps to the east. With immediate proximity to both Route 96 and the New York State Thruway, this site provides excellent regional connectivity and visibility.

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