

# INDUSTRIAL SPACE FOR LEASE

700 Resende Rd, Webster, NY 14580 Former Xerox Campus



## PROPERTY DETAILS

<b>Building SF:</b>	769,113
<b>Grade Levels:</b>	1 (12'x18')
<b>Dock Doors:</b>	35 (Ranging 8'x10' - 10'x10')
<b>Zoning:</b>	Industrial
<b>Ceiling Height:</b>	16'-26'

Located just 1 mile from the Route 104 ramp in Rochester, the former Xerox campus offers high bay warehouse with heavy power, wide column spacing and has convenient rail access on campus. Landlord will offer Tenant Improvement (TI) allowance. The property is situated 11 miles to I-590 and 13 miles to I-490, making it a prime location for businesses seeking connectivity and flexibility.



**Visit  
Our  
Website**

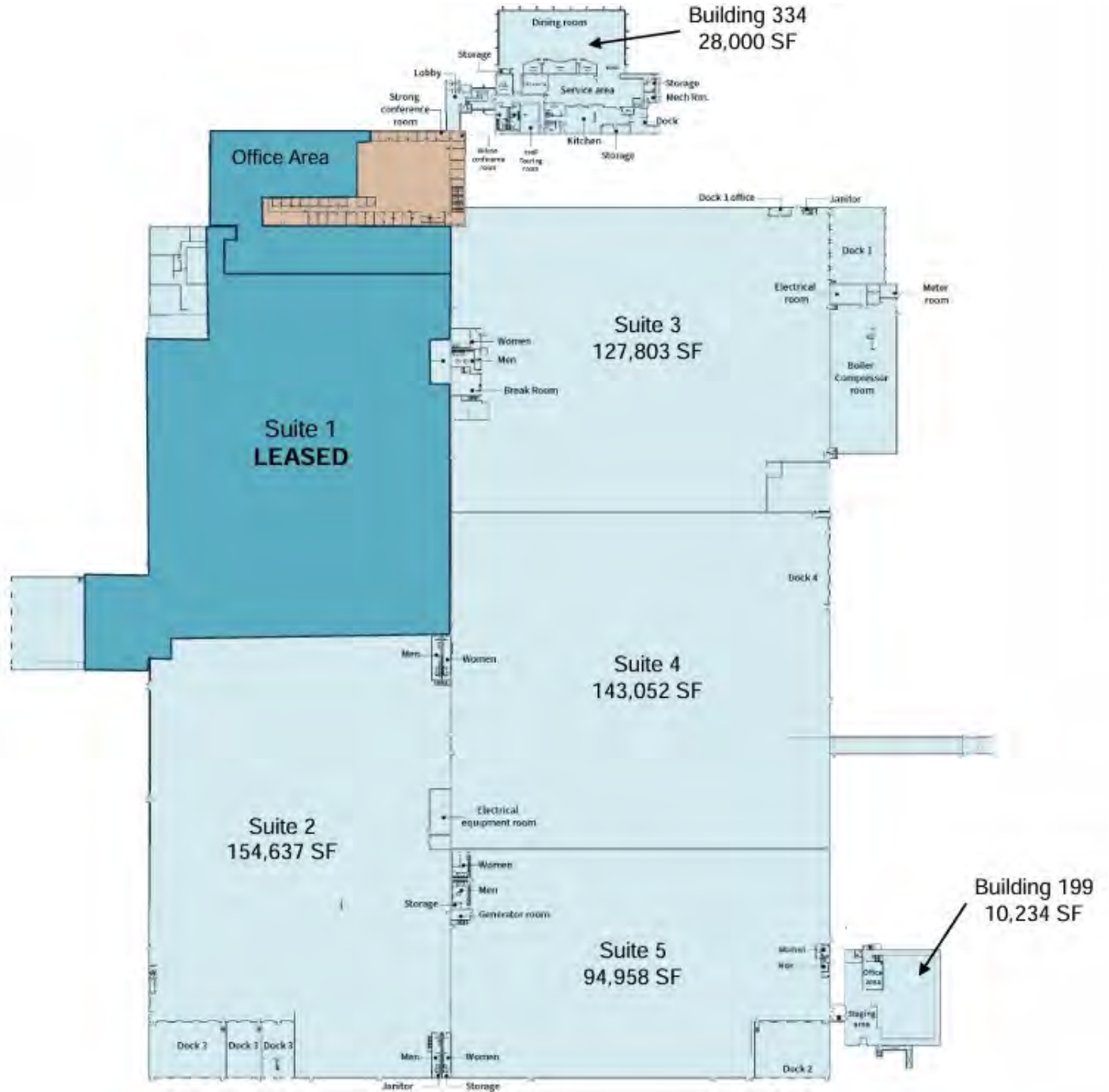
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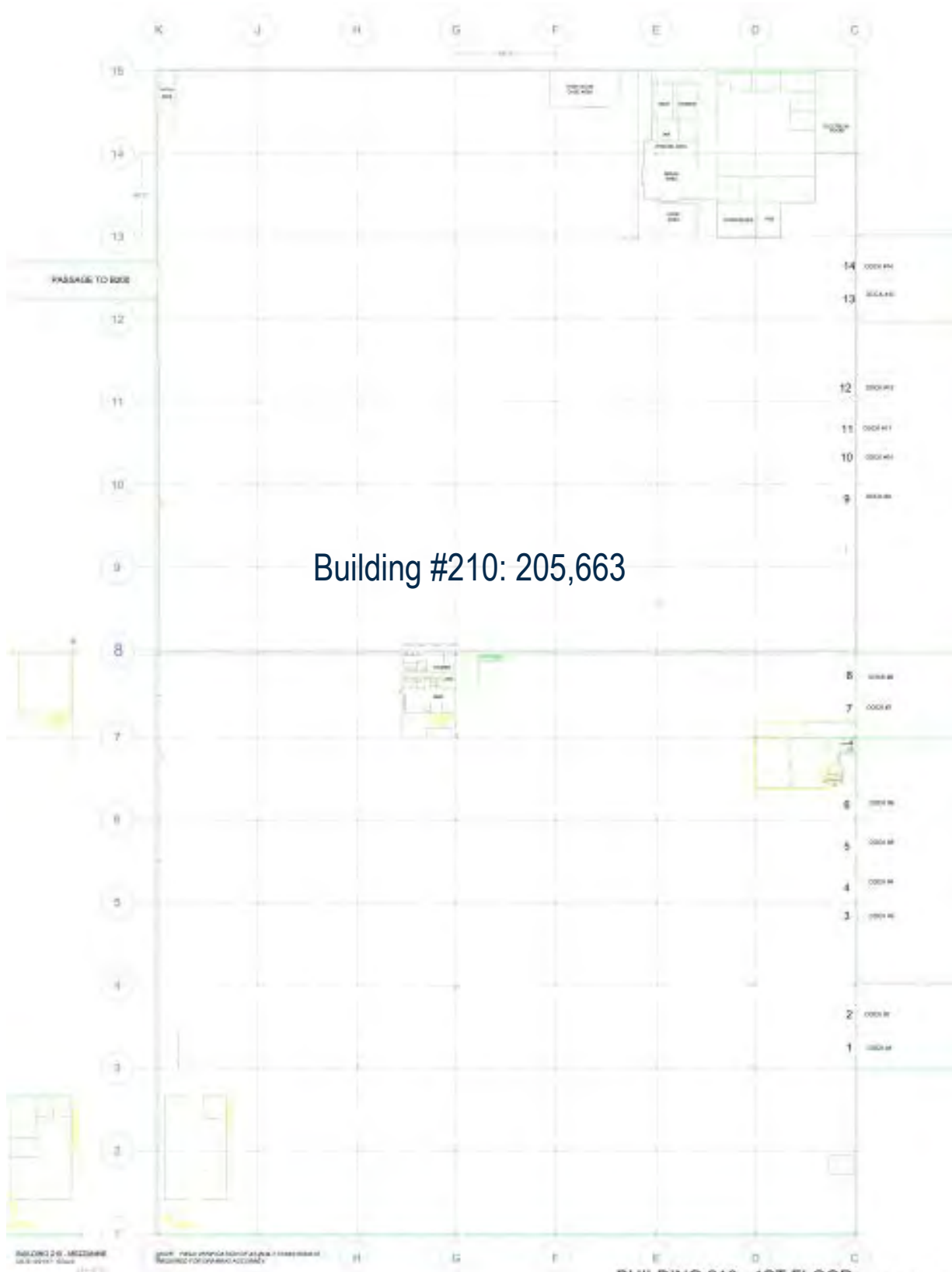
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Building #210: 205,663

NOTE: FIELD VERIFICATION OF AS-BUILT CONDITIONS IS REQUIRED FOR DRAWING ACCURACY.

BUILDING 210 - 1ST FLOOR  
DATE: 9/5/19 SCALE:



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700 Resende Rd, Webster, NY 14580-9498

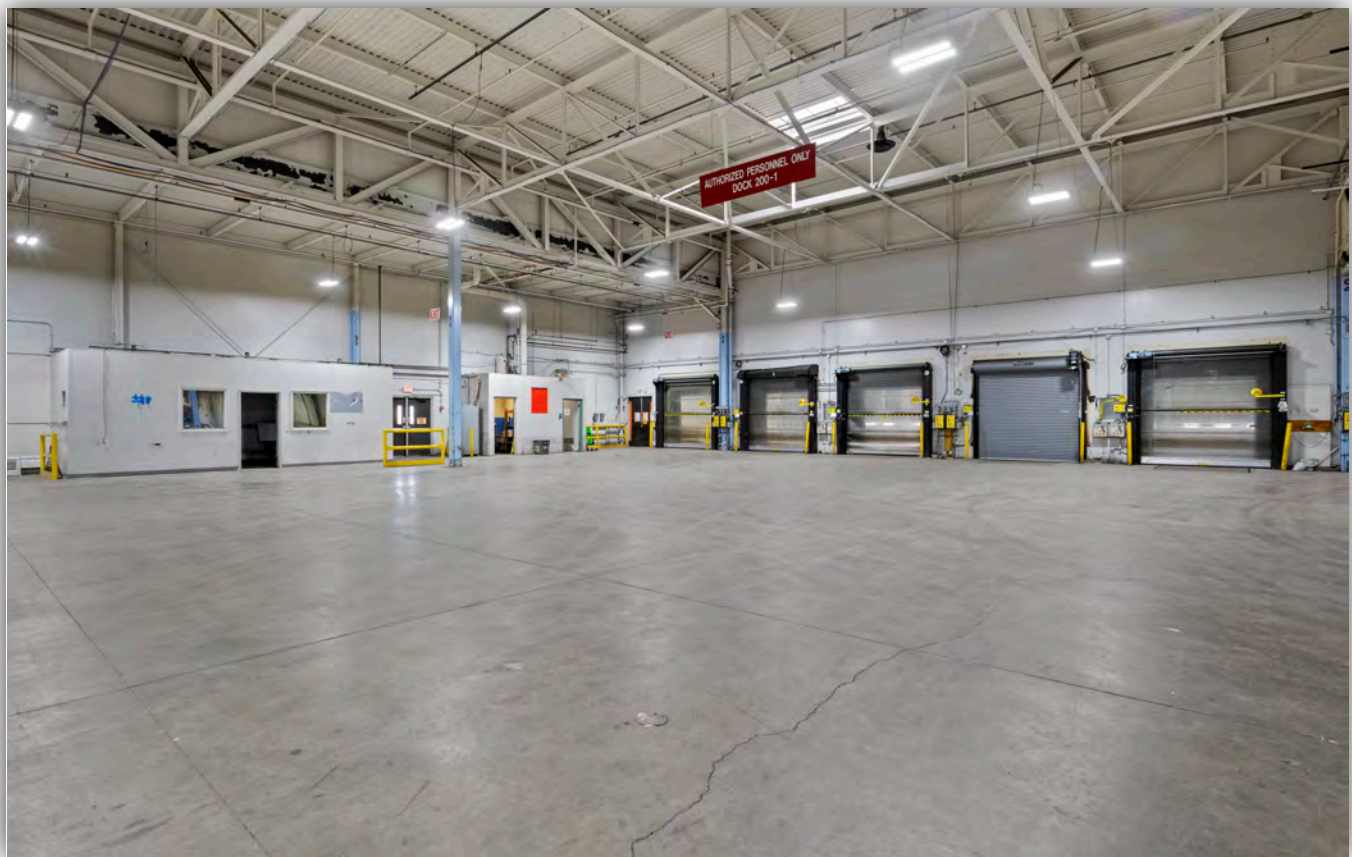


## Additional Building Information

<b>Building #200:</b>	Total SF - 558,684 sq ft Warehouse - 515,684 sq ft Office - 43,000 sq ft HVAC - 100% Air Conditioned/ Gas Fired Furnaces
<b>Building #210:</b>	Total SF - 205,663 sq ft Warehouse - 196,663 sq ft Office - 9,000 sq ft HVAC - Gas fired Boilers/ Ceiling Hung Units
<b>Minimum Space Available:</b>	Negotiable
<b>Column Spacing:</b>	40' X 60' Throughout
<b>Electrical:</b>	Heavy Power Supplied by Rochester Gas & Electric, 480V/3-phase-12,500KVA Service
<b>Sprinkler System:</b>	Yes (Wet System)
<b>Type Of Roof:</b>	EPDM
<b>Rail Access:</b>	On Campus
<b>Flooring:</b>	8" Concrete Slab
<b>Parking:</b>	20 acres paved and striped

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