



**FOR LEASE/SALE** | **780,915 SF**  
**1450 - 1447 ST. PAUL ST** | **ROCHESTER, NY**



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

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# PROPERTY DETAILS

1450 - 1447 ST. PAUL ST | ROCHESTER, NY

AVAILABLE SPACE	780,915 SF
STORIES	8
BUILDINGS	7
DOCK DOORS	4
ELEVATORS	Multiple Freight: 10,000-lb Capacity Multiple Passenger
CLEAR HEIGHT	14'
ROOF	EPDM with Stone Ballast
WALLS	Brick & Masonry
FLOORS	Reinforced Concrete
YEAR BUILT	1917 - 1943
FIRE SUPPRESSION	Wet
POWER	11kV Substation on Site
ELECTRIC/GAS	Rochester Gas & Electric Corp.
PARKING	800 Surface Spaces
LAND AREA	9.67 Acres
ZONING	M-1: Manufacturing
TAXES	Tax Exemption through COMIDA Program

# PROPERTY HIGHLIGHTS

 **FLEX BUILDING WITH AMPLE CONFIGURATION OPTIONS AVAILABLE**

 **FEATURES ABUNDANT MODERN OFFICE AREAS & INDUSTRIAL, LAB, & R&D SPACE**

 **LOCATED IN FOREIGN TRADE ZONE**

 **OPPORTUNITY FOR RESIDENTIAL CONVERSION**

# LOCATION MAP

1450 - 1447 ST. PAUL ST | ROCHESTER, NY

<b>BUFFALO, NY</b>	78 MILES
<b>SYRACUSE, NY</b>	89 MILES
<b>ALBANY, NY</b>	229 MILES
<b>PITTSBURGH, PA</b>	285 MILES

