

For Sale



moore corporate real estate

2099-2101 Mt. Read Boulevard



29,611 +/- SF OFFICE/MANUFACTURING BLDG

- **Address:** 2099-2275 Mt. Read Boulevard, Rochester, New York 14615
- **Location:** Located near the intersection of Mt. Read Boulevard and Ridgeway Avenue in the City of Rochester. The location is near multiple Rochester based manufacturing companies and features easy access to both I-490 and I-390 by major commercial arterial streets.
- **Town/County:** City of Rochester, Monroe County
- **Zoning:** M-1 Industrial District
- **Tax Account #:** 090.046-0001-007.001, 090.046-0001-008.001, 090.046-0001-009.000, and 090.046-0001-006.000
- **Site Size:** 1.37 acres (on four adjacent lots)
- **Year Built:** 1960 with a number of additions and building upgrades
- **Sale Price:** **\$1,700,000**
- **Building Size:** **29,611 SF** (office, manufacturing and warehouse space)
- **Available Space:** 9,939 square feet
- **Total Taxes:** \$22,167.87
- **Lighting:** Fluorescent lighting in office and warehouse areas
- **Parking:** 55 spaces
- **Overhead Clearance:** 14' in the Manufacturing and Warehouse areas
- **Loading Docks:** 3 (8' x 9') with levelers
- **Drive-In Doors:** 1 (12' x 14')
- **Roof:** Built-Up Roofing (BUR) Membrane
- **Security:** Yes
- **Electrical Services:** 480 volt, 3-phase power with 800 total service amps
- **Property Description:** Two adjacent single story masonry buildings connected by way of a common wall. The building features a professional entrance with well-appointed office areas.

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