

High-End Class A Flex/Office Building For Sale

**YOUR COMPANY
LOGO**

137,695 SF
FOR SALE
Price: \$12,500,000

1 REDCOM CENTER

Victor, NY 14564





Office: 66,666 SF

Manufacturing: 37,716 SF

Warehouse: 18,701 SF

Corporate Headquarter Potential **BEGINS HERE**

1 Redcom Center presents a rare opportunity to acquire a Class A facility that combines 137,695 SF of office, manufacturing, and warehouse space under one roof. Designed to support both administrative and production needs, the property is ideally suited for a corporate headquarters or a company looking to streamline operations in a single, modern location. The 14.3-acre site offers landscaped grounds, a stocked pond, and direct access to an extensive trail network, creating a professional campus environment that is both functional and distinctive.

137,695 SF of unique flex/office space

BUILDING HIGHLIGHTS

137,695

Total Building
SF

14.3

Acres

248

Parking
Spaces

2

Loading
Docks

1985

Year Built

6

Drive-in
Doors

17,000 SF

Completed in 2010

24'

Clear Height



Stocked Pond Serene, landscaped pond providing a natural backdrop and a welcoming outdoor setting



Japanese Garden and Solarium Peaceful space designed for relaxation, offering employees a quiet retreat during the workday.



Skylit Reception Area Striking entry with abundant natural light, creating a bright and professional first impression.



Building Specifications

Property Specs

- Total Building Size: ± 137,695 SF
 - Office: ± 63,666 SF
 - Manufacturing: ± 37,716 SF
 - Warehouse: ± 18,701 SF
- Site info:
 - 14.3 acres
 - 24.3 acres (additional expansion sold seperately)
- Floor plans are available upon request

Property Highlights

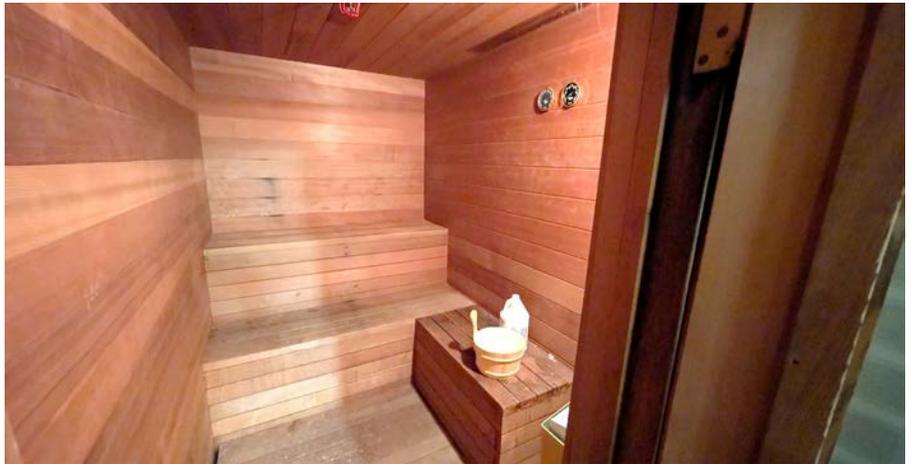
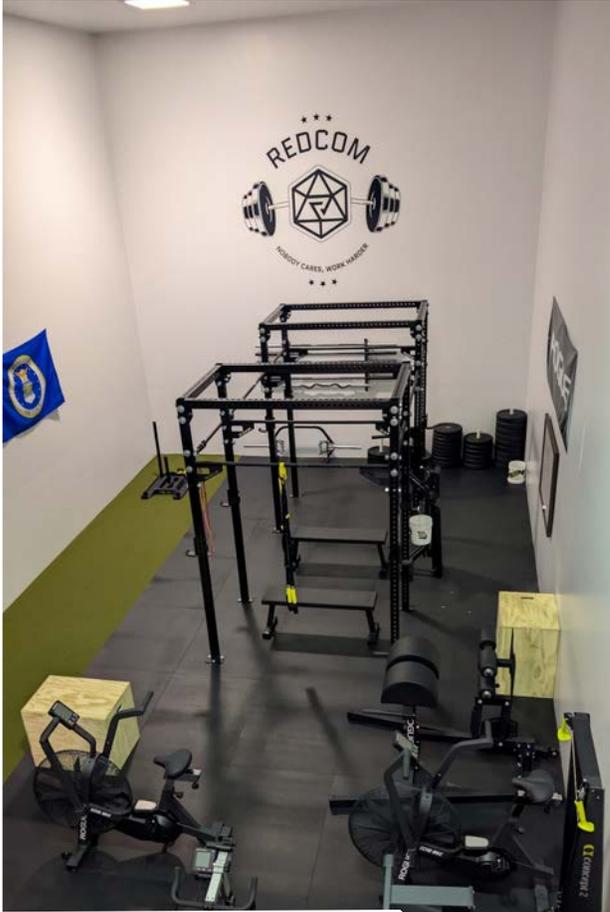
- 360° hexagon office pods with walls of glass
- Fully Sprinklered
- High-end water source heat pump HVAC
- 248 parking spaces
- 3 phase 480v, 1500kw power
- Climate controlled manufacturing & warehouse
- Natural gas generator that supports the entire building
- 22.3' clear height in warehouse (to deck)
- 17.2' Clear height in manufacturing (to deck)

➤ [Link to all floorplans](#)

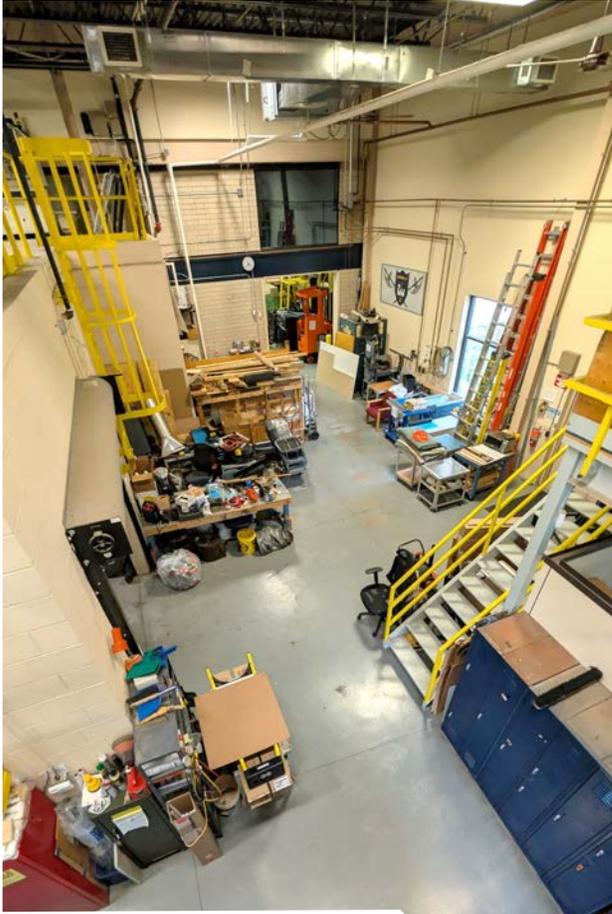
C A M E X P E N S E S	
County Taxes	\$112,189.24
School Taxes	\$156,953.11
Insurance	TBD
Utilities	\$252,579.26
Maintenance	\$106,996.74
Total	\$628,718.35



AMENITIES



MANUFACTURING



OFFICE



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