

# INDUSTRIAL SPACE FOR LEASE

961 Lyell Ave, Rochester, NY 14606



## PROPERTY DETAILS

Building SF:	32,678
Lot Size:	9.93
Grade Levels:	10
Dock Doors:	4
Ceiling Height:	14'-30'

## PROPERTY SUMMARY

961 Lyell Ave in Rochester offers 32,678 SF of flex space on 9.93 acres, ideal for light industrial or distribution use. The property features 30' clear height, 10 drive-ins, and 4 exterior docks. Located in the Lyell Business Center, it provides excellent access to I-390, I-490, and Route 31, just minutes from Downtown Rochester and the airport—perfect for businesses seeking visibility and convenience.



Visit  
Our  
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