

Office & Warehouse Space

Close Proximity To I-490 and Downtown

175 Humboldt St
Rochester, NY 14610

Flexible Floor Plan In Desirable Location



Offering Overview

CBRE Upstate NY is pleased to offer for lease, approximately 36,420 square feet of space (12,000± SF office, 24,000± SF warehouse) at 175 Humboldt St. This attractive space offers a flexible layout, efficient column spacing, a shared dock and ramp to grade and the potential for additional truck parking. The existing office may be converted to create additional warehouse space, and the availability may be demised to approximately 9,000 square feet.

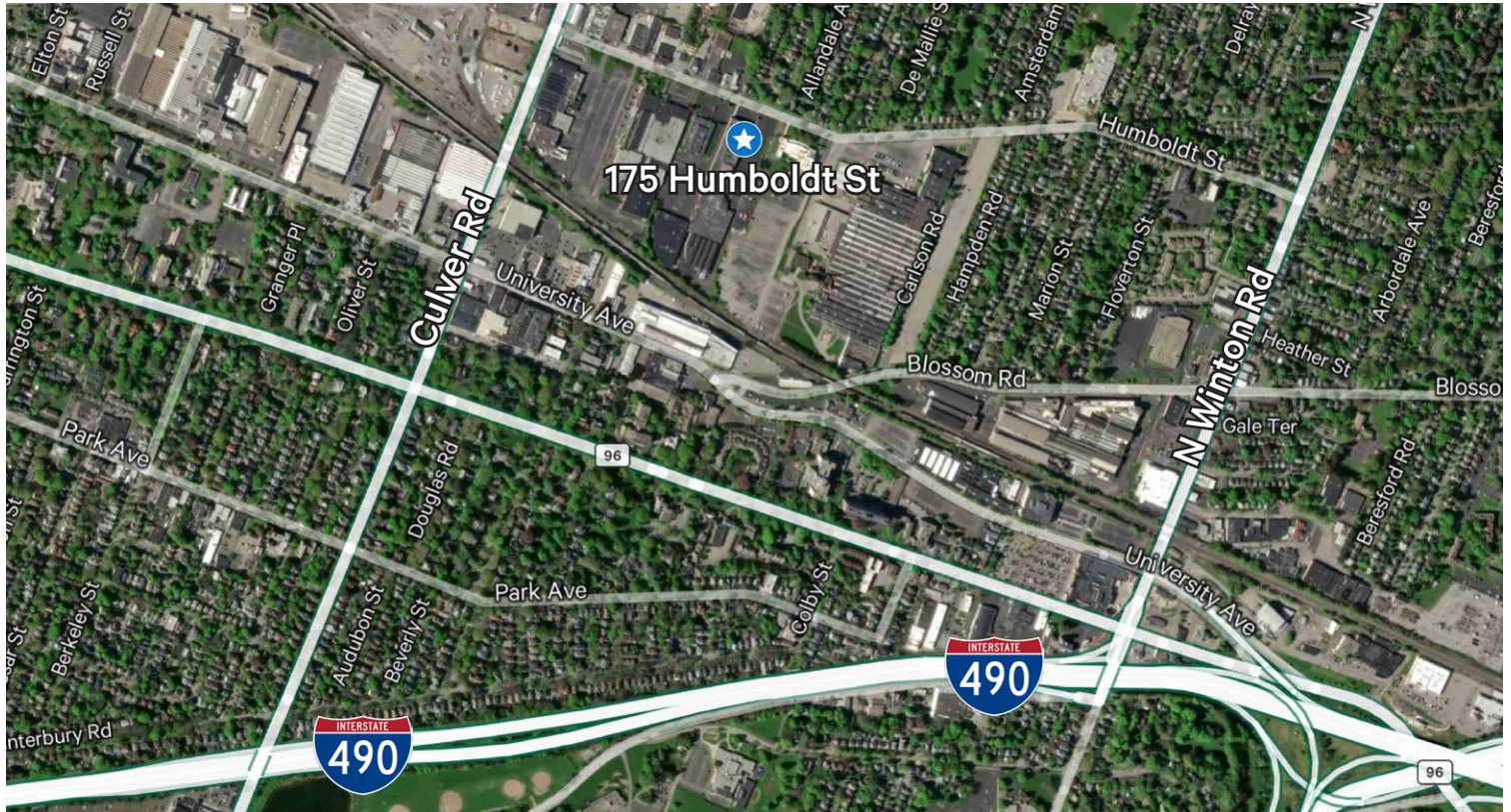
Offering Details

- + 9,000 SF - 36,420 Square Feet
- + Office & Warehouse Space
- + Lease Rate: \$7.25/sf NNN

Industrial Space

175 Humboldt St | Rochester, NY 14610

For Lease



Property Overview

- + 36,420± SF Comprised Of:
 - 12,000± SF Office
 - 24,000± SF Warehouse
- + Office space may be converted to additional warehouse space
- + Space may be demised to approximately 9,000 square feet
- + 40' x 20' Column Spacing
- + Heavy Power Available
- + 18' Clear
- + 1 Shared Dock
- + 1 Shared Ramp To Grade
- + Well lit space with natural daylight

Contact Us

Patrick Wahl

+1 585 784 3633

patrick.wahl@cbre-rochester.com

Licensed Real Estate Salesperson

Alex Amorese

+1 585 784 3621

alex.amorese@cbre-rochester.com

Licensed Real Estate Salesperson

© 2026 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14607

+1 585 240 8080

www.cbre.com/rochester

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

Industrial Space

175 Humboldt St | Rochester, NY 14610

For Lease



Contact Us

Patrick Wahl

+1 585 784 3633

patrick.wahl@cbre-rochester.com

Licensed Real Estate Salesperson

Alex Amorese

+1 585 784 3621

alex.amorese@cbre-rochester.com

Licensed Real Estate Salesperson

CBRE Upstate NY

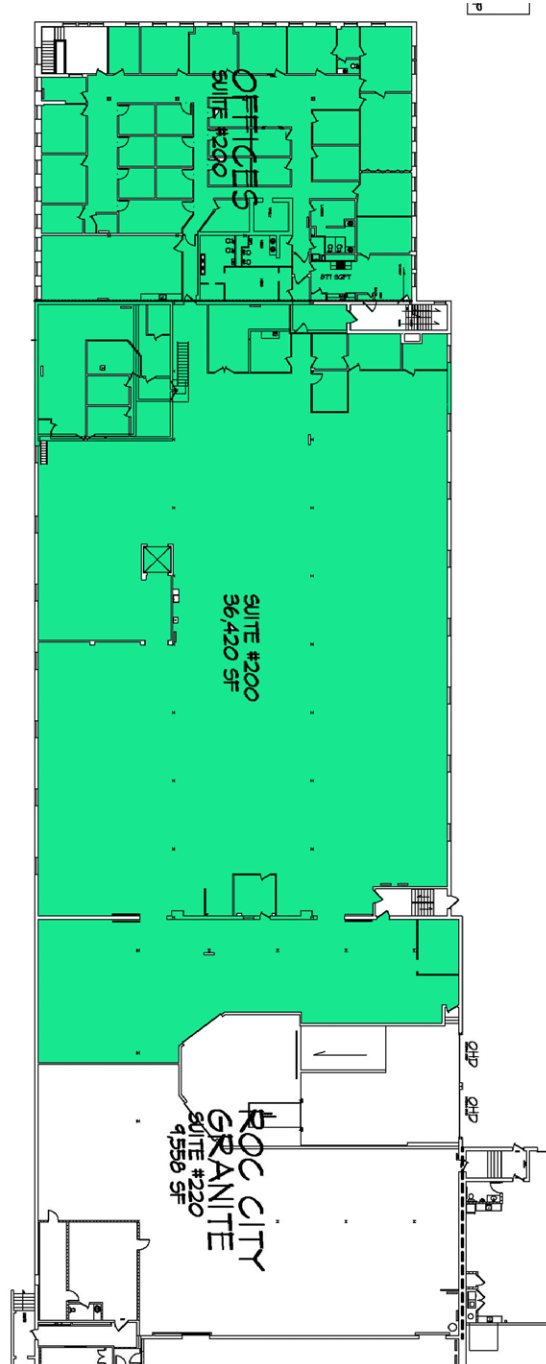
PART OF THE AFFILIATE NETWORK

Industrial Space

175 Humboldt St | Rochester, NY 14610

For Lease

Humboldt Street



Contact Us

Patrick Wahl

+1 585 784 3633

patrick.wahl@cbre-rochester.com

Licensed Real Estate Salesperson

Alex Amorese

+1 585 784 3621

alex.amorese@cbre-rochester.com

Licensed Real Estate Salesperson

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK