

85 MUSHROOM BOULEVARD



moore corporate real estate



FOR LEASE: 14,700 SF OF OFFICE/WAREHOUSE SPACE

- **Address:** 85 Mushroom Boulevard, Rochester, NY
- **Location:** Located in the Genesee Valley Regional Market, near Jefferson Road/East Henrietta Road. Immediate access to I-390 and I-90.
- **Town/County:** Town of Henrietta/Monroe County
- **Zoning:** General Industrial
- **Tax Account #:** 162.050-01-00N00
- **Site Size:** 1.50 acres
- **Year Built:** 1974
- **Space Available:** 14,700 SF, includes approx. 1,500 SF of office space
- **Lease Rate:** \$6.25 psf, triple net
- **Operating Expenses:**

Taxes:	\$0.50 psf
CAM:	\$1.07 psf
Total:	\$1.57 psf
- **Parking:** 40 spaces
- **OH Clearance:** 16' 4"
- **Loading Docks:** 1 (10' x 8') with leveler
- **Drive-In Doors:** 1 total: (14'h x 20'w) at ground level
- **Sprinklers:** No
- **Electrical Services:** 3-Phase, 460 Volt, 400 Amp
- **HVAC:** 4 Gas Fired Over Head heaters
- **Lighting:** Fluorescent Lights
- **Property Description:** Single story, concrete block building on 1.5 acres. The rear section of 7,000 square feet is currently leased to Camp Bow Wows business.

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