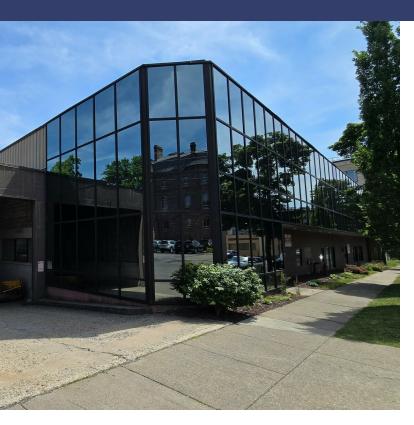
7,234 SF OF FLEX SPACE FOR LEASE

100 College Avenue, Rochester, NY 14607

OFFERING SUMMARY





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Lease Rate:	\$7.50 SF/yr (NNN)
NNN's:	Projected to be \$2.00/SF/yr
Building Size:	37,899 SF
Available SF:	7,234 SF
Lot Size:	1.05 Acres
Zoning:	C-2 Community Center

PROPERTY OVERVIEW

This 7,234 Square Foot light industrial/flex space is make ready for your business. With open areas for production, access to both grade level and truck dock doors, a central location in Rochester with adjacent parking, this functional suite will provide a growing company all the ingredients for success.

PROPERTY HIGHLIGHTS

- 7,234 Square Feet
- Truck Dock
- Overhead door
- Adjacent off street parking
- Heart of the Neighborhood of the Arts!

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ADDITIONAL PHOTOS







