



Available For Lease
735 Wangum Rd
Victor, NY 14564

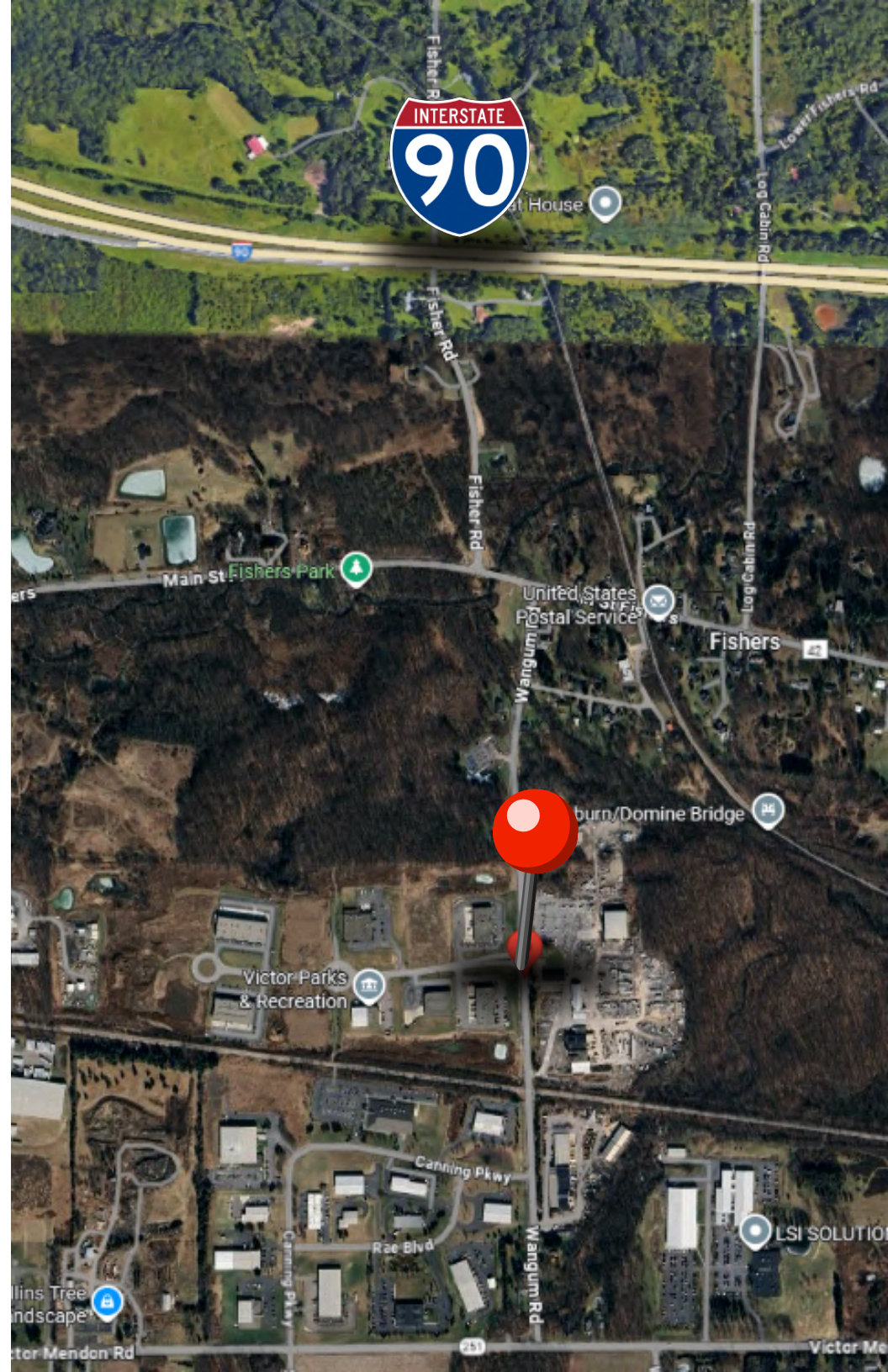


Property Summary

735 Wangum Rd, Victor, NY 14564 presents a rare opportunity to acquire an expansive 81.08 acre with 31.25 acres developed Light Industrial zoned site improved with four warehouse buildings totaling 62,894 SF. This versatile property is ideal for a light industrial user seeking to occupy prime Rochester-area industrial real estate. Strategically located just 12.3 miles from Downtown Rochester and 12.5 miles from Frederick Douglass Greater Rochester International Airport, the site offers exceptional regional access and long-term development potential.

PROPERTY DETAILS

Address	735 Wangum Rd, Victor, NY 14564
Type	For Lease
Total SF	62,894
Acreage	81.08
Year Built/Renovated	1989
Dock Doors	3
Drive-ins	2
Clear Height	35'
Zoning	Industrial





Building 4

SQFT: 19,443

ACRES: 18.48

SPECS:

- 1 bathroom
- There is water
- There is gas
- 0 docks and 3 drive-in doors

SALE PRICE: \$1,640,000

Building 2

SQFT: 9,998

ACRES: 4.79

SPECS:

- 1 Bathroom
- There is water
- There is gas
- 0 docks and 9 drive in doors

SALE PRICE: \$662,000

Building 3

SQFT: 27,620

ACRES: 6.38

SPECS:

- 1 Bathroom
- There is water
- There is gas
- 0 Docks and 6 drive-in doors

SALE PRICE: \$1,590,000

Building 1

SQFT: 5,833

ACRES: 1.60

SPECS:

- Restrooms: 2 (1 Men's /1 Women's)
- Water Service: Yes
- Warehouse Heat: Gas Heater
- Loading: 1 Small Drive-in | 0 Docks

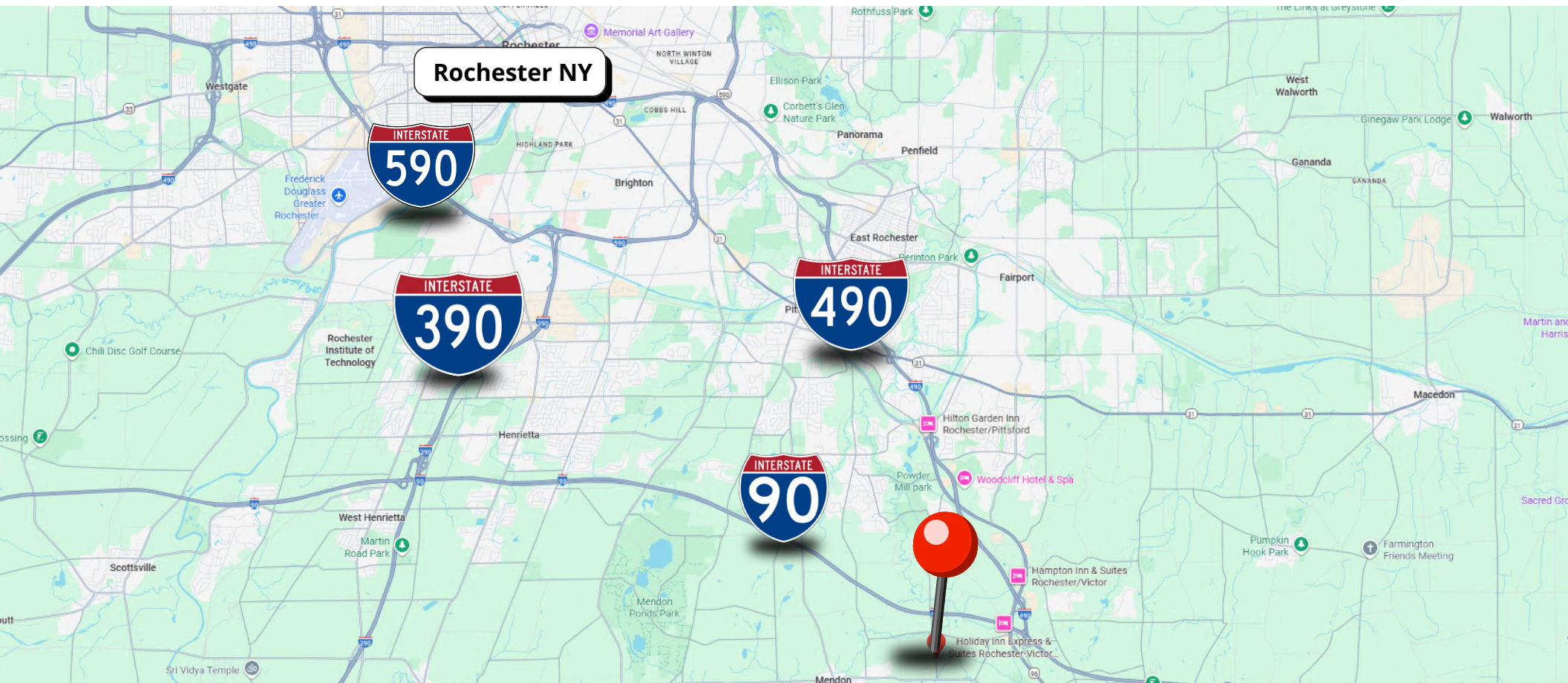
SALE PRICE: \$386,000

Prime Industrial Location - Victor NY

Located in the heart of the Greater Rochester region, 735 Wangum Rd offers exceptional connectivity with Interstate 490 just 1.1 miles away, Interstate 90 only 1.56 miles away, and Interstate 390 roughly 9.6 miles from the site, giving users fast access to major transportation corridors across Western and Central New York. The property sits approximately 12.3 miles from Downtown Rochester, placing it within reach of a large labor pool, key industrial suppliers, and the broader metro business network. Positioned within the town of Victor, this location provides a strong suburban-industrial advantage with efficient regional mobility and seamless access to critical distribution routes.

Location Highlights

- 1.1 miles to Interstate 490 (I-490)
- 1.5 miles to Interstate 90 (I-90 / NYS Thruway)
- 9.6 miles to Interstate 390 (I-390)
- 12.3 miles to Downtown Rochester





CONTACT US
IRONHORN ENTERPRISES



Zach Smith

Danny Miles



Leasing Officer



Vice President Of Acquisitions



315-299-9989



315-378-9921



Zach@IronHornEnterprises.com



Danny@IronHornEnterprises.com

Available For Lease

735 Wangum Rd

Victor, NY 14564

