

20,000 SF INDUSTRIAL BUILDING FOR LEASE

15 Mc Ardle Street

Rochester, NY 14611



AVAILABLE OPPORTUNITY

- » FOR LEASE
- » 23,400 SF Industrial Building on 0.92 Acre Lot
- » 10,000 SF- 20,000 SF Available
- » Loading Dock, Grade Level Doors & 25-foot ceilings

PROPERTY HIGHLIGHTS

- » Convenient west-side Rochester location with easy access to major roadways and connecting businesses
- » Versatile space well-suited for manufacturing, warehousing, distribution, contractor operations and other industrial uses
- » Ample loading access, parking and functional space provide the practical features needed for seamless day-to-day operations



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
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PROPERTY PHOTOS



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VENTURE
BROKERAGE GROUP

MARKET AERIAL



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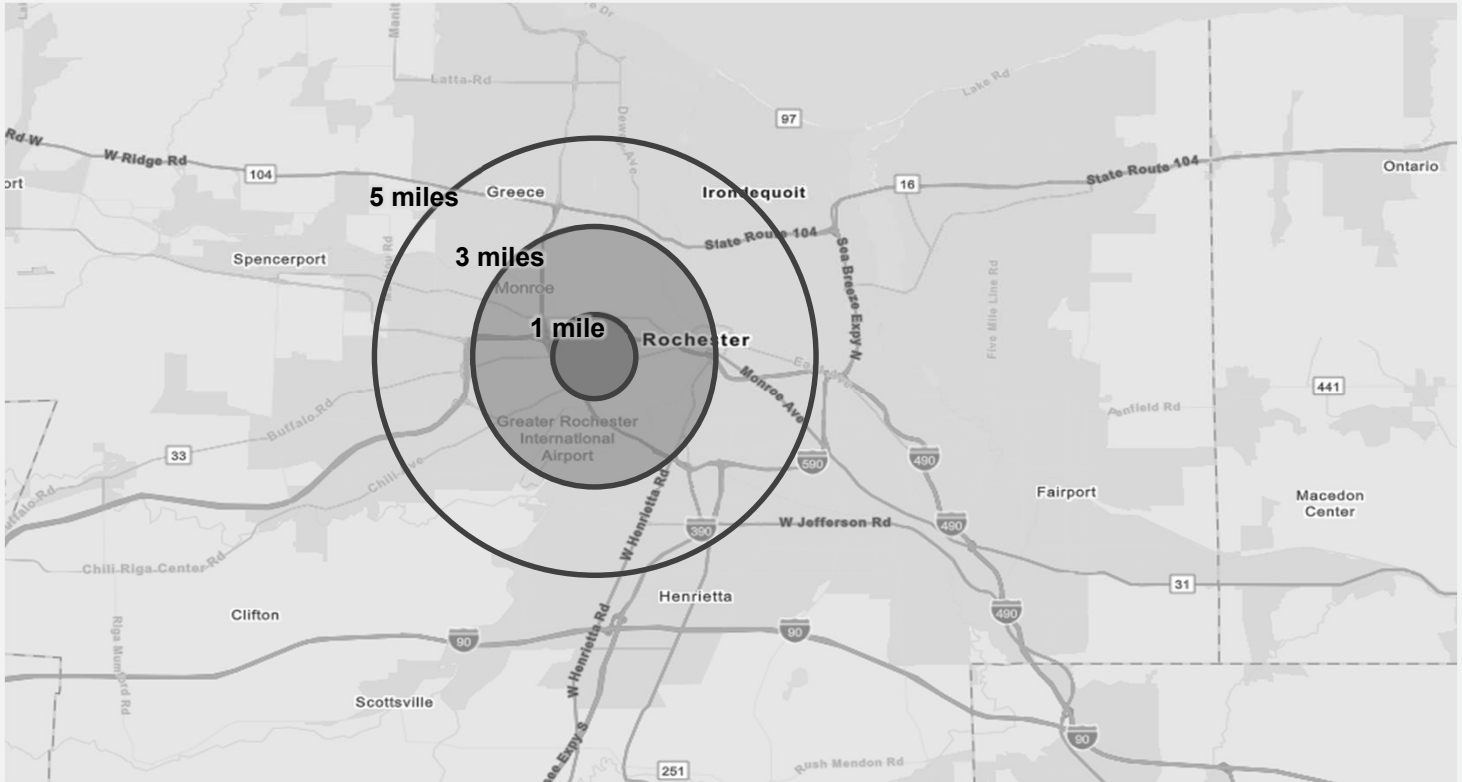
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	16,348	124,275	292,698
Daytime Population	19,766	168,906	364,046
Households	6,677	52,934	129,068
Average Household Income	\$64,608	\$69,104	\$79,154



6,151
Businesses



4106,030
Employees



\$144,770
Median Home Value



34.2
Median Age

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