



# Approved Infill Industrial

ROCHESTER, NEW YORK

## BUILD-TO-SUIT OPPORTUNITY

- 16 acres zoned IG – General Industrial District
- For lease up to 300,000 square feet
- Immediately adjacent to an Amazon last-mile distribution center, Dupont, Lidestri Foods, and over 2,500,000 square feet of industrial users
- Immediate access to Interstate 390

**Tim Weber**  
(716)204-3570  
tweber@acquestdevelopment.com

**William Huntress**  
(716)204-3570  
huntress@acquestdevelopment.com

# Rochester, NY

## Infill Industrial

### DETAILS:

**Site acreage:** 16 acres

**Building dimensions:** Flexible

**Clear Height:** No maximum height restrictions in zoning code

**Zoning:** General Industrial

**Building size:** Up to 300,000 Sq Ft

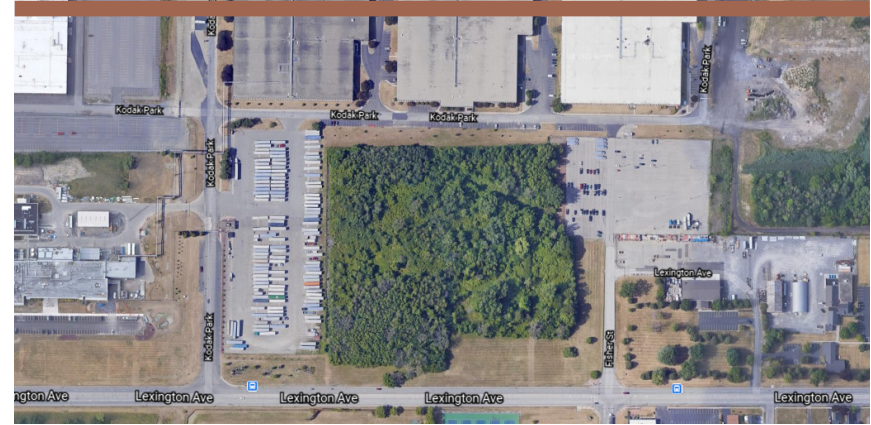
**Walls:** Tilt-up concrete panels

**Fire Protection:** ESFR Sprinklers

**Lease Rate:** Upon request

**Highway:** Immediate access to I-390

**Property Highlights:** The park's substantial energy supply infrastructure provides up to 125 MW of electricity, plus steam, chilled water, compressed air, industrial water, sewer services, nitrogen, natural gas and potable water. The privately owned and managed utility infrastructure includes a trigeneration system, based on utility- grade boilers, to generate power steam at four different pressure levels. All utilities are located on-site or on Lexington Ave.



Aerial Of Location

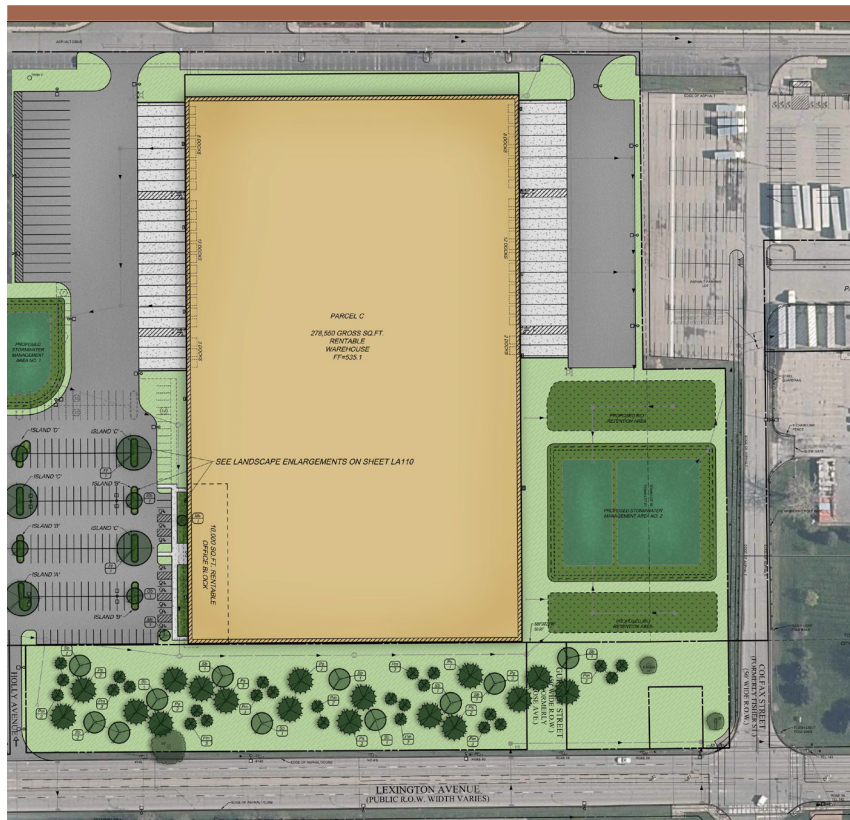


Surrounding Area

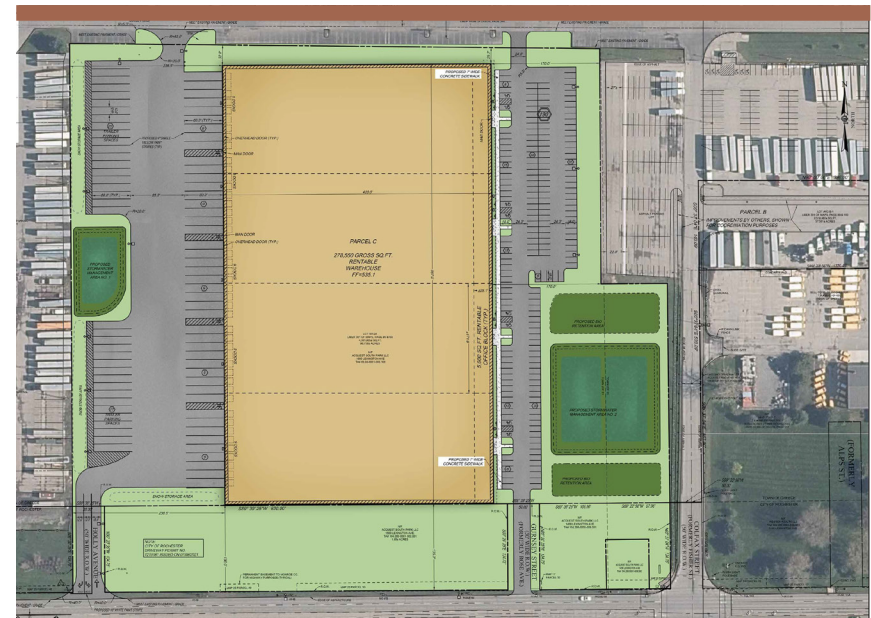
# Property Location Highlights

1500 LEXINGTON AVE, ROCHESTER NEW YORK

1/2 MILE FROM I-390, MAJOR DISTRIBUTION AND LIGHT INDUSTRIAL USERS



Site Plans



The project's strategic location in Western Monroe County provides superb access to Upstate New York and beyond. The project is within one hour drive of the US-Canadian Border and is located within 1/2 mile of major distribution and light industrial users. The property caters to smaller occupiers as well as large distributors and logistics companies.