



Imburgia Brothers Holdings
A Real Estate Development Company

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3300 BHTL

**3300 BRIGHTON HENRIETTA TOWNLINER RD
ROCHESTER, NY 14623**

Property Overview

Build to suit development on a two acre lot in Henrietta. This site offers a large parking lot, excellent visibility from the road, and a dedicated turning lane for easy access. Multiple offices, light industrial spaces, and flex spaces are located along Brighton Henrietta Townline Road and the surrounding area allowing for synergy with multiple business concepts.

Location Overview

Conveniently located just off the intersection of Winton Road and Brighton Henrietta Townline Rd, this site is minutes from I-590, a major highway in Rochester. The site's close proximity to both I-390 and I-590 allows for multiple access points to highways for efficient transit to and from the site.

Available Spaces

SPACE	LEASE RATE	SIZE
Build to Suit	Negotiable	10,000± SF
		Divisible

Property Highlights

- » Build to suit development
- » 15,444 AADT on Brighton-Henrietta Townline Rd
- » Great visibility from the street
- » Ample parking available
- » Dedicated turning lane for easy access
- » Minutes from I-390 and I-590

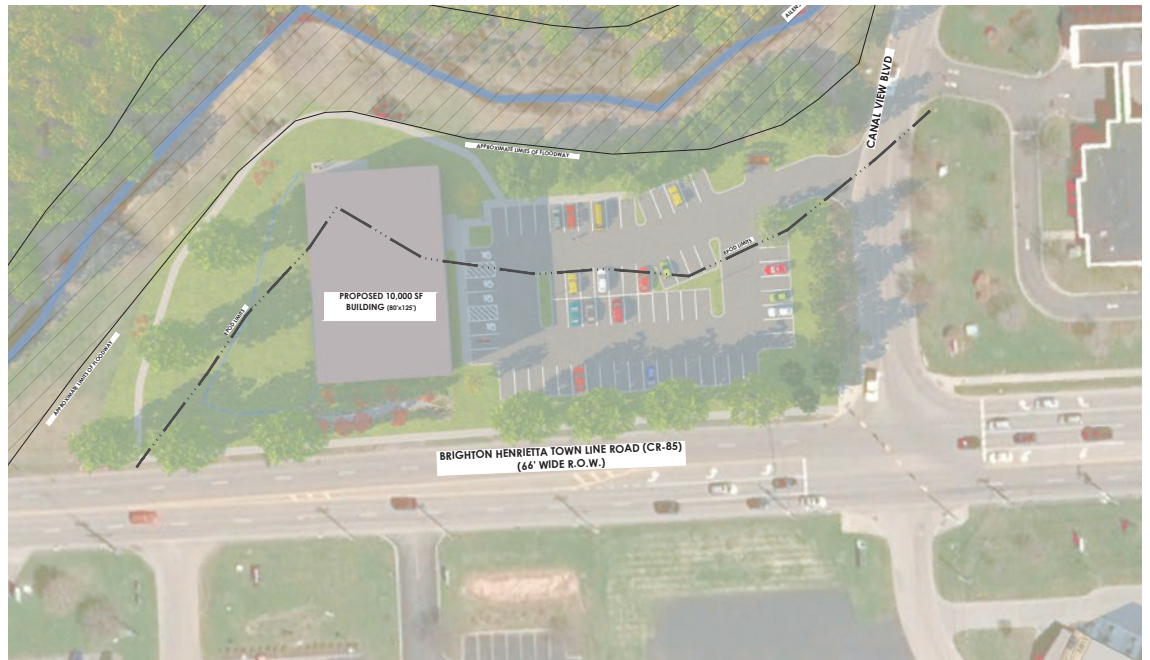


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Site Plan



Retail Aerial

