

INDUSTRIAL SPACE FOR LEASE

700 Resende Rd, Webster, NY 14580 Former Xerox Campus



PROPERTY DETAILS

Building SF:	754,113
Grade Levels:	1 (12'x18')
Dock Doors:	35 (Ranging 8'x10' - 10'x10')
Zoning:	Industrial
Ceiling Height:	16'-26'

Located just 1 mile from the Route 104 ramp in Rochester, the former Xerox campus offers high bay warehouse with heavy power, wide column spacing and has convenient rail access on campus. Landlord will offer Tenant Improvement (TI) allowance. The property is situated 11 miles to I-590 and 13 miles to I-490, making it a prime location for businesses seeking connectivity and flexibility.



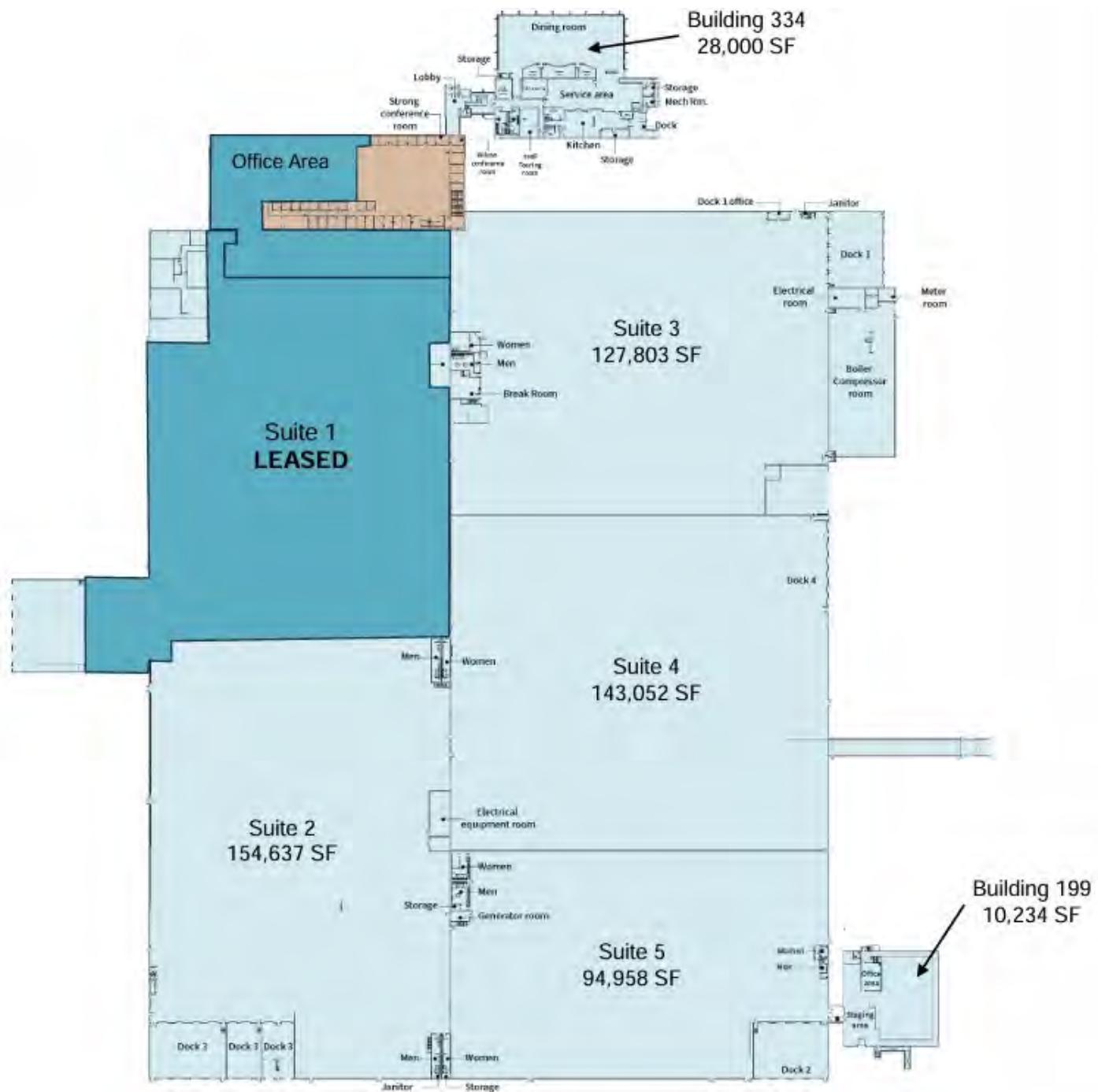
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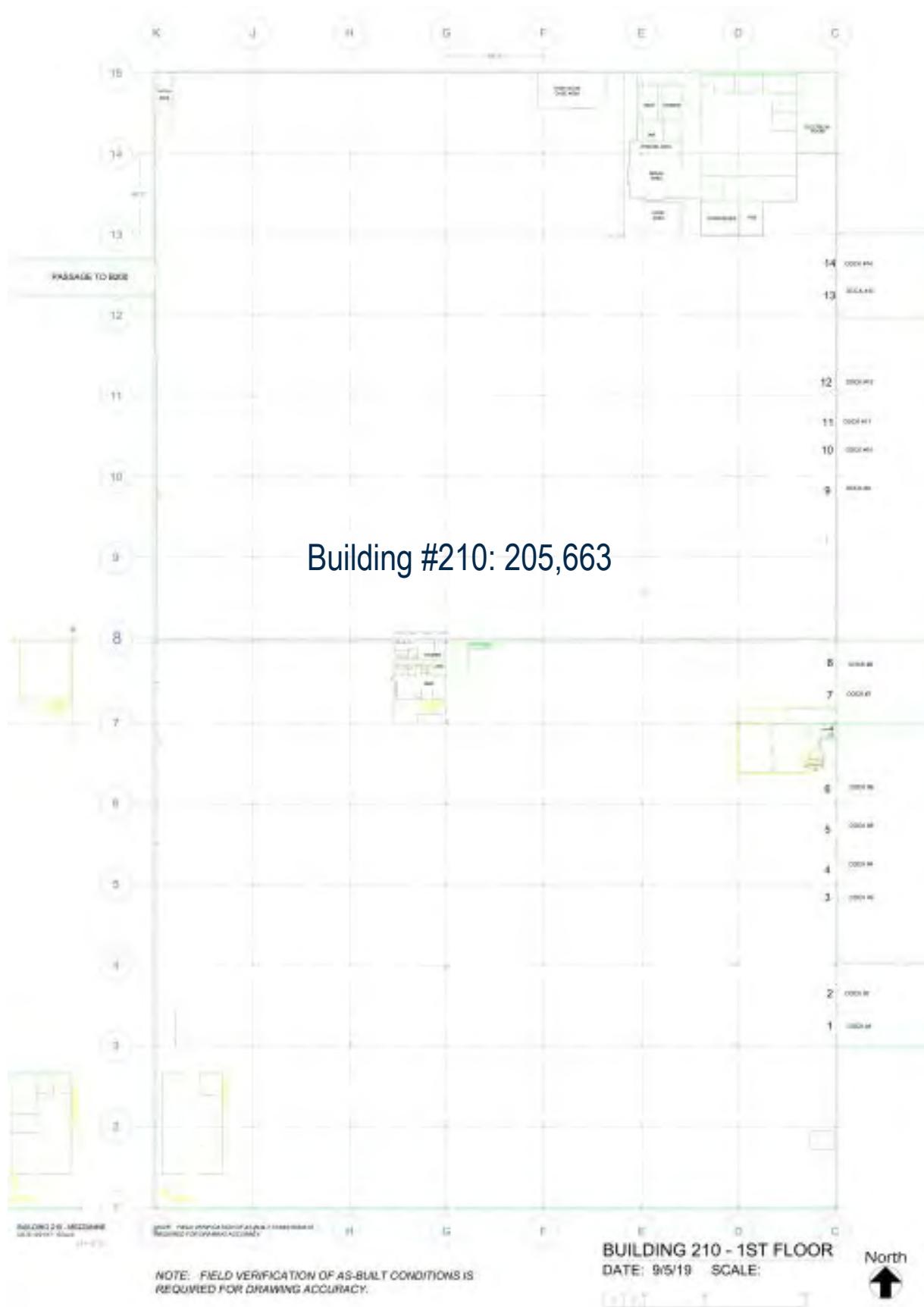
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700 Resende Rd, Webster, NY 14580-9498



Additional Building Information

Building #200:

Total SF - 558,684 sq ft
Warehouse - 515,684 sq ft
Office - 43,000 sq ft
HVAC - 100% Air Conditioned/
Gas Fired Furnaces

Building #210:

Total SF - 205,663 sq ft
Warehouse - 196,663 sq ft
Office - 9,000 sq ft
HVAC - Gas fired Boilers/
Ceiling Hung Units

Minimum Space Available:

Negotiable

Column Spacing:

40' X 60' Throughout

Electrical:

Heavy Power Supplied by
Rochester Gas &
Electric, 480V/3-
phase-12,500KVA Service

Sprinkler System:

Yes (Wet System)

Type Of Roof:

EPDM

Rail Access:

On Campus

Flooring:

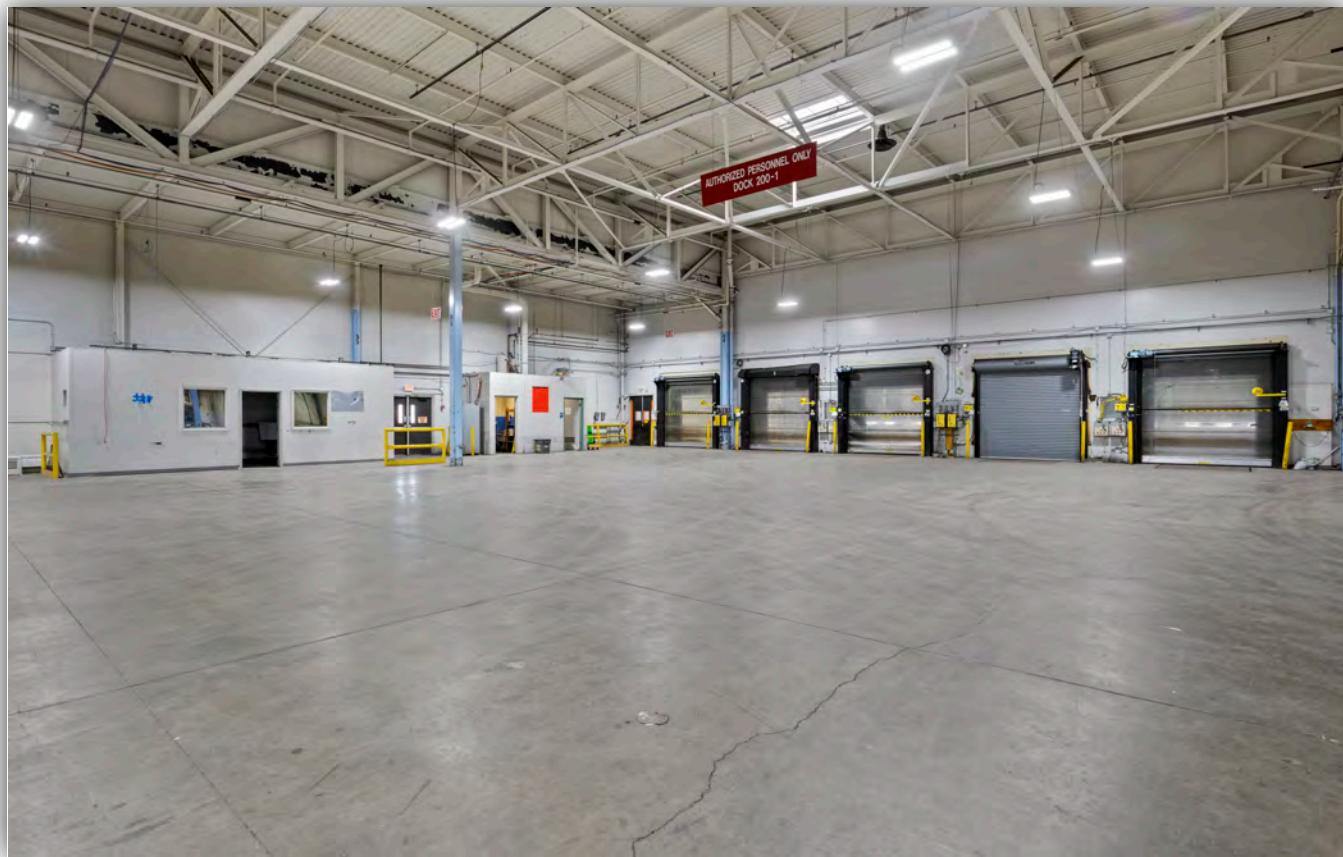
8" Concrete Slab

Parking:

20 acres paved and striped

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