

OFFICE/MANUFACTURING/ CALL CENTER FOR SALE

3111 S Winton Rd Rochester, NY 14623



PROPERTY DESCRIPTION

88,000-SF Industrial building that is currently built out as an office/call center with a large warehouse space for storage. Roughly 80% of the building is built out as professional office space and call center space. The buildout is first-rate, with cubicles in large bullpen spaces as well as private offices, conference rooms, break rooms, a lobby with a reception area, secure IT infrastructure rooms, and a health and fitness room. The warehouse space has a 15'-24' ceiling height and two overhead doors at grade.

LOCATION DESCRIPTION

Located on South Winton Road across from Valley Cadillac, this building is in the town of Henrietta in the Rochester, NY MSA. The building is just three minutes away from I-590 on- and off-ramps and four minutes from I-390 on- and off-ramps. This close proximity to both I-590 and I-390 allows for multiple access points to highways for efficient transit to and from the site.

PROPERTY HIGHLIGHTS

- 88,000 SF Office/Call Center/Manufacturing/Distribution
- 15' - 24' ceiling height in Manufacturing/Warehouse
- 4" sanitary lateral and 8" water service
- Two overhead doors at grade
- Large parking field

OFFERING SUMMARY

Sale Price:	\$6,950,000
Lot Size:	10 Acres
Building Size:	88,450 SF

ELECTRICAL SERVICE

- Exterior 500kVa Transformer
- Interior 1200 Amp 480V Panel
- Interior 1200 Amp 240V Panel

Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
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Joe Rowely, Jr.
585-820-3153 | Joe@AnchorREA.com
250 Mill St, Rochester, NY 14614
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Sale Price	\$6,950,000
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Lease Rate	NEGOTIABLE
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LOCATION INFORMATION

Building Name	Office/Manufacturing/Call Center
Street Address	3111 Winton Rd S
City, State, Zip	Rochester, NY 14623
County	Monroe

BUILDING INFORMATION

Building Size	88,450 SF
Tenancy	Multiple
Number of Floors	1
Construction Status	Existing
Warehouse %	20.0%
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Industrial
Lot Size	10 Acres
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.84
Number of Parking Spaces	428

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes

POWER & WATER/SANITARY

Sanitary	4" Sanitary Lateral
Exterior Electrical	500kVa Transformer
Interior Electrical	1 1200 Amp 480V Panel 1 1200 Amp 240V Panel
Water	8" Water Service

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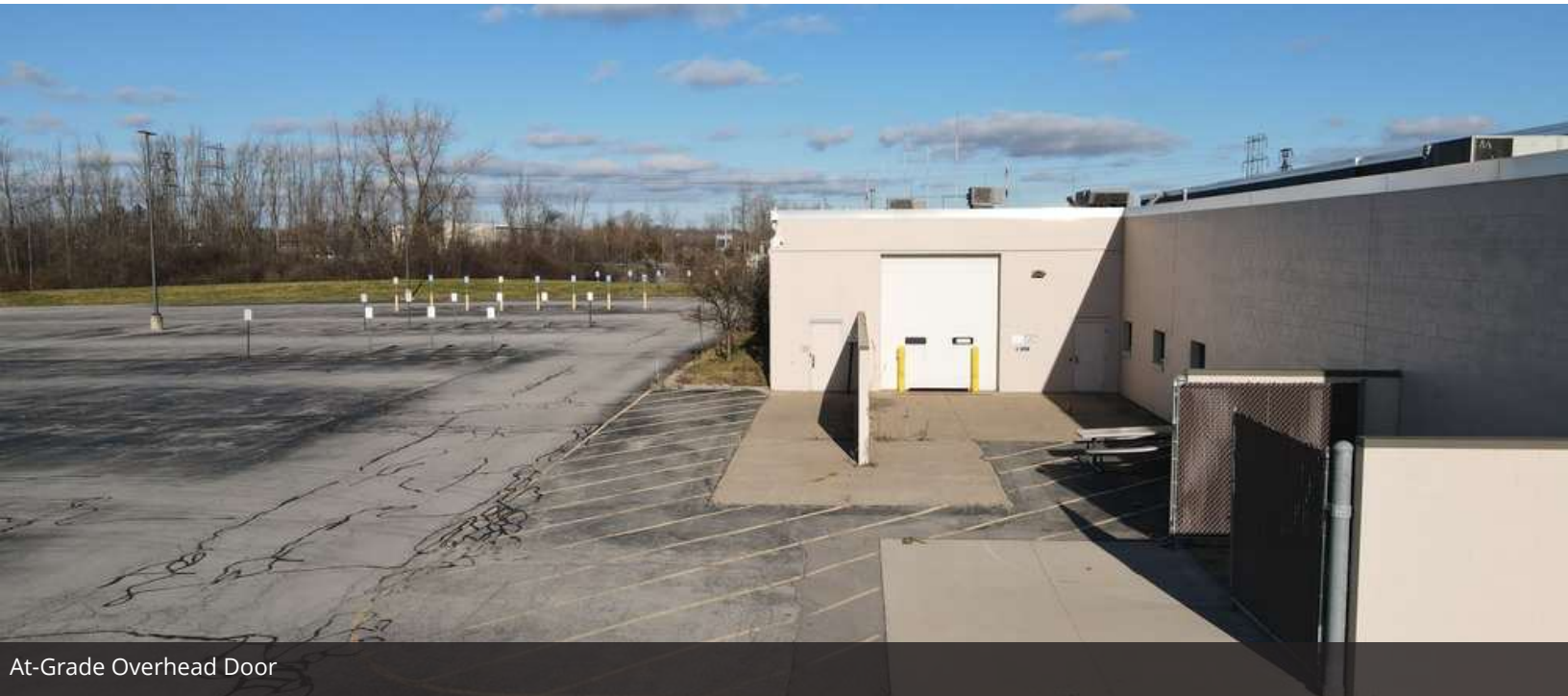
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At-Grade Overhead Door



At-Grade Overhead Door & Drive-in Bay

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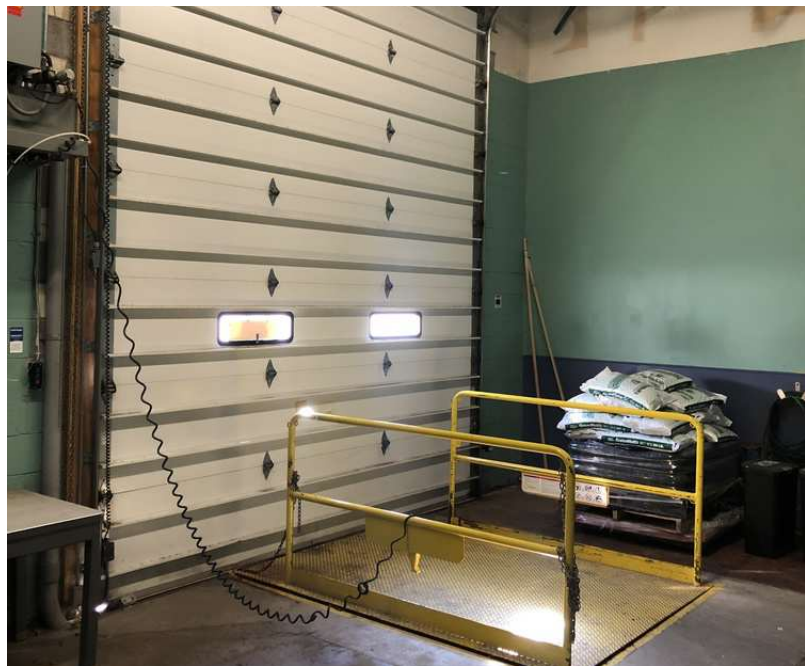


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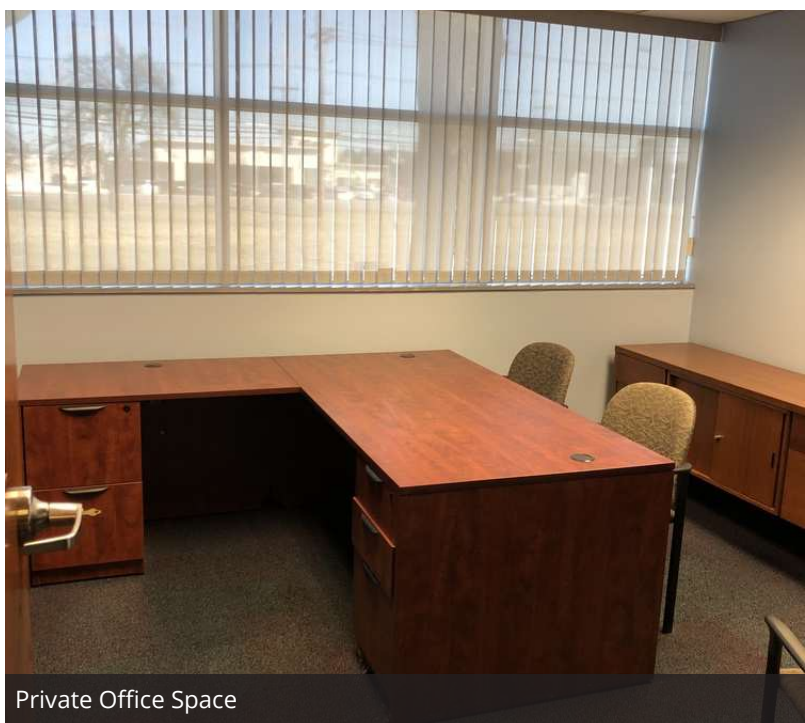
Warehouse Space



Interior of overhead door



Office/Cubicle Space



Private Office Space

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SCALE: 1/16" = 1'-0"

Current floorplan and buildout

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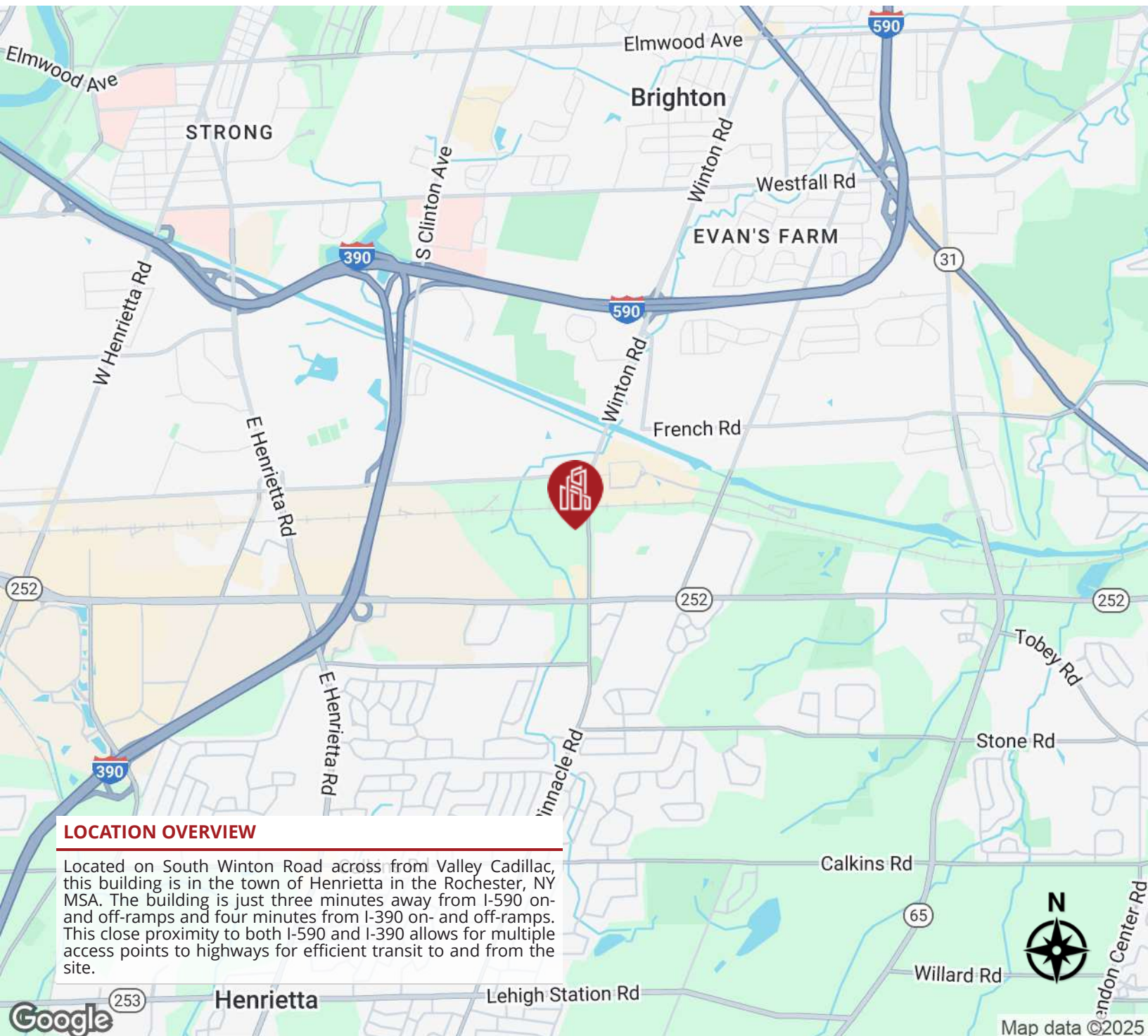
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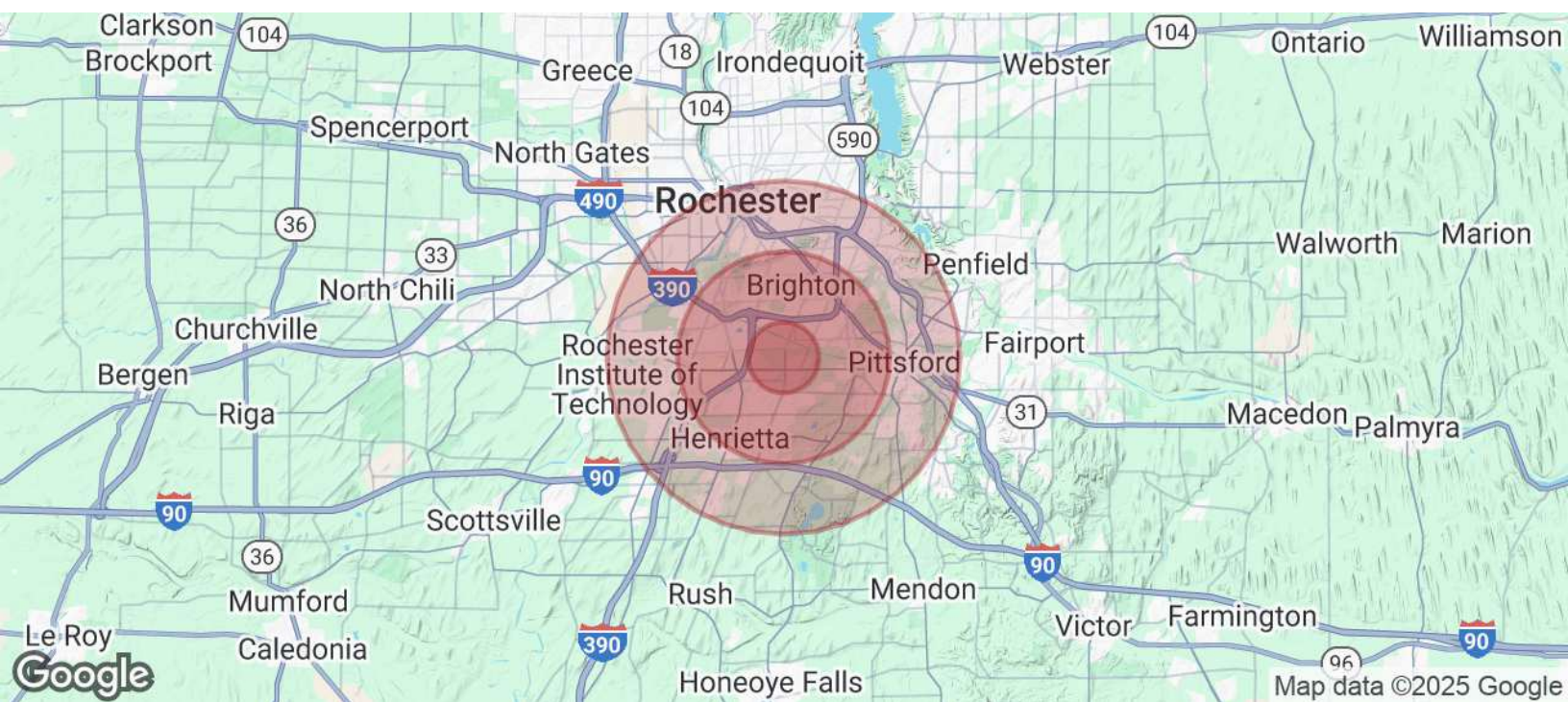
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,736	56,395	192,101
Average Age	41.2	39.1	35.7
Average Age (Male)	36.5	37.6	34.7
Average Age (Female)	45.0	40.7	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,952	23,118	80,595
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$69,243	\$79,182	\$69,820
Average House Value	\$165,191	\$202,993	\$213,043

2020 American Community Survey (ACS)

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