

*Retail/Industrial  
Class A Space Available!*



**1180 Jefferson Road**  
Rochester, NY 14623

Space Available: **105,000 SF**

- » 15'9" Truss Height, 17'9" Deck Height
- » Ceiling Height Can be Raised to Accomodate Clients Needs
- » 3 Loading Docks with Dock Levelers
- » Internet Providers: Frontier - Fiber, Verizon - Fiber, Luman - Fiber, 6 Pair Fiber
- » Electric: 2000 Amps Service, Voltage 277/480, 3p
- » Transformer: 1000 Amps Service, Voltage 277/480, 3p
- » Generator: 400kw, 500 Amps Service, Voltage 277/480

**Within a 10 Min Drive**

- » Over 100,000 Travelers Daily
- » Over 4,000 Businesses
- » Over 74,000 Employees
- » Located At Full Interchange
- » Interstate I-390 Direct Visibility
- » High Parking Ratio
- » New Roof
- » New HVAC

**Demographics**

**3 Mile**

**5 Miles**

**10 Miles**

Population	54,315	180,321	549,703
Households	22,693	76,702	232,261
Average HH Income	\$85,072	\$84,380	\$98,916
Average Age	38.0	38.2	35.7

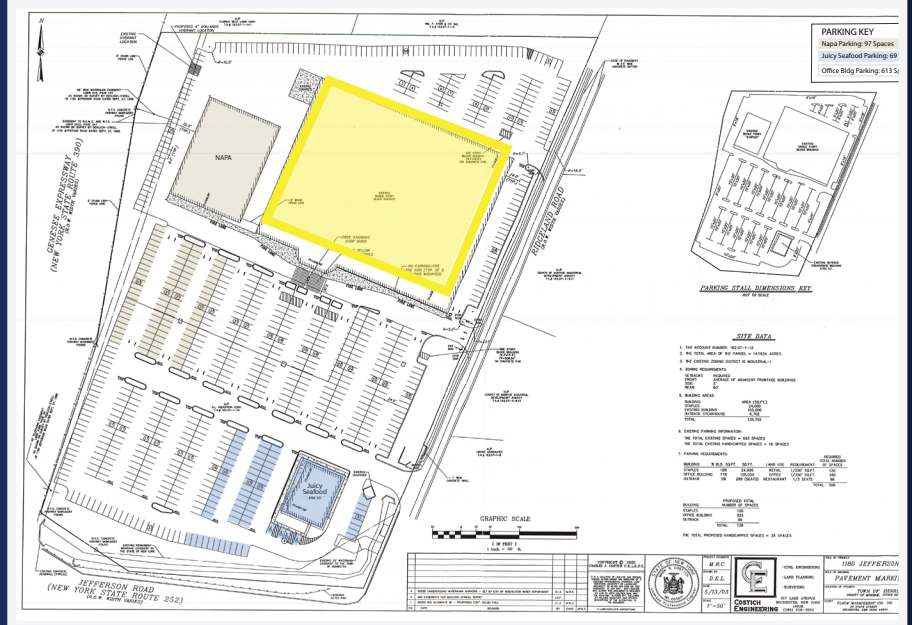
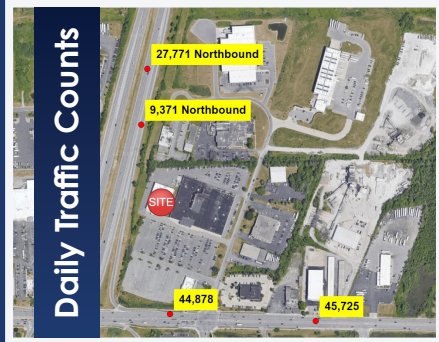
**Real Estate** *it's in our blood!*  
www.flaummgt.com

**Contact Us:** 400 Andrews Street #500 | Rochester, NY 14604 | 585.546.4866





Daytime Demographics: 108,094 Travelers Age 16+ Daily



Let our experienced professionals help you today. With decades of experience, our team brings a wealth of knowledge in real estate, brokerage, and project management.

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