

# Well Located Industrial Space

Full Building Opportunity

2620 W Henrietta Rd  
Henrietta, NY 14623

Warehouse With Office Space In The Town Of Henrietta



## Property Overview

Approximately 51,643 square foot industrial building with high bay warehouse (27' clear), low bay warehouse (14' clear) and office space. The building features 4 loading docks, 1 grade level door, sprinklers throughout, 400 amps at 240v, 3 phase power, a concrete truck court and a fenced outdoor storage area. The property is centrally located on West Henrietta Road, providing convenient access to the Greater Rochester Market and I-90 (The New York State Thruway)

## Offering Details

- + 51,643± SF Available
- + High Bay Warehouse Up To 27' Clear, Low Bay 14' Clear
- + 4 Docks & 1 Grade Level Door
- + Sale Price: \$3,900,000
- + Lease Rate: Negotiable

## Industrial Space

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# For Sale or Lease



## Property Details

- + 51,643± SF on 5.3 Acres
- + Zoned BF-2 (General Commercial District)
- + 400 amps at 240v, 3 Phase
- + Sprinklers Throughout
- + High Bay 23'-27' Clear, Low Bay 14' Clear
- + 4 Docks, 2 with Levelers, all have enclosures, 1 Overhead Door
- + Concrete Truck Court
- + Small Fenced Outside Storage Area
- + Built in 1960, Expanded in 1993
- + Warehouse Areas Are Heat Only
- + Parcel ID 148.16-1-14

## Contact Us

### Patrick Wahl

+1 585 784 3633

patrick.wahl@cbre-rochester.com

Licensed Real Estate Salesperson

### Harry Gleason, SIOR

+1 585 784 3639

harry.gleason@cbre-rochester.com

Licensed Associate Real Estate Broker

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### CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14607

+1 585 240 8080

www.cbre.com/rochester

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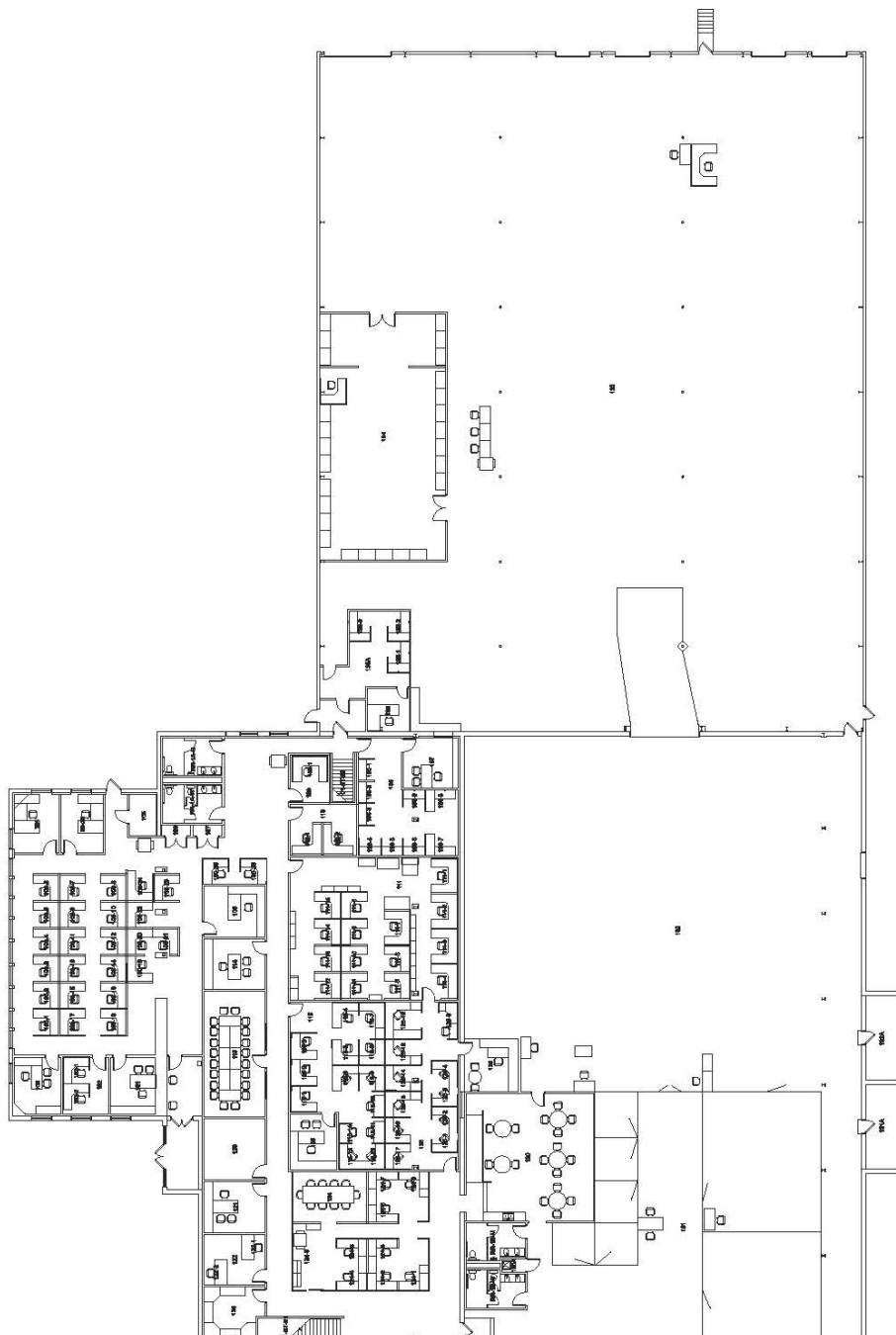
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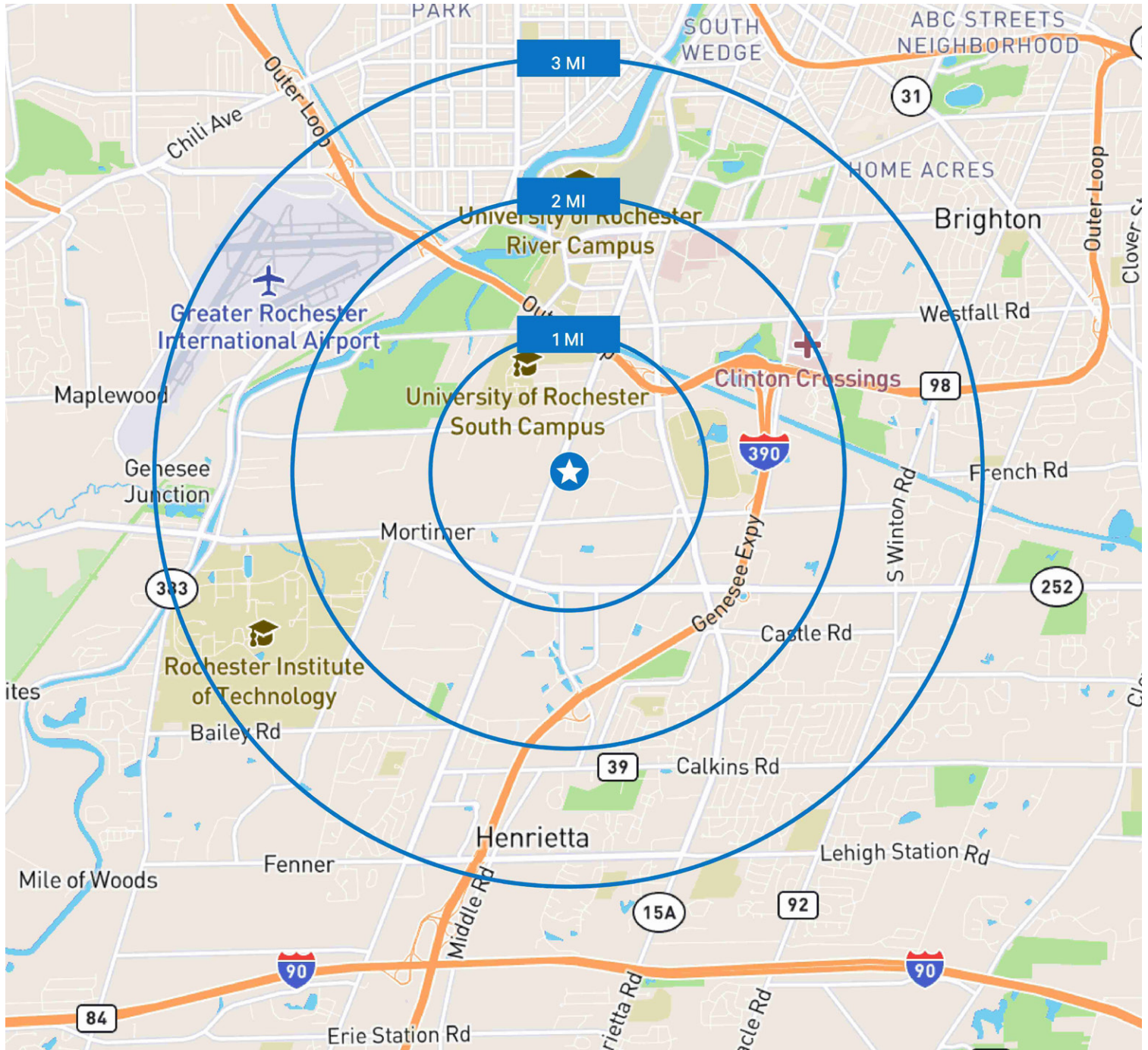
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