

3750 MONROE AVENUE



moore corporate real estate



AVAILABLE: LIGHT INDUSTRIAL SPACE FOR LEASE: 15,720 SF, 34,773 SF, 50,500 SF

- **Address:** 3750 Monroe Avenue, Pittsford, New York 14534
- **Town/County:** Town of Pittsford/Monroe County
- **Zoning:** General Business/Office
- **Space Available:** 15,720 SF – Office/Tech/Datacenter
34,773 SF – Manufacturing/Warehouse
- **Rental Rate:** \$8.75, NNN (Subject to Improvements)
- **Operating Expense:** \$4.27 PSF
- **Available:** Immediately
- **Loading Docks:** 2
- **Electric:** 3-Phase 480V, 5000 Amps
- **HVAC:** Entire facility is temperature controlled
- **Parking:** 600 Parking Spaces
- **Bus Stop:** Located along Monroe Avenue near entrance to property
- **Traffic Light:** Located at front entrance on Monroe Avenue
- **Property Description:** Multi-tenant business complex, offering high tech and customer service related spaces. Conveniently located near Pittsford Wegmans, the Village of Pittsford and the I-590 Expressway. Other tenants include; Paylocity Corp, CACI, Inc and Maximus Healthcare Federal Services. Extensive on-site parking

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