

Lease

655 Driving Park Ave
655 DrivingParkAveRochester,NY14613



PROPERTY DESCRIPTION

Available Space Description: Up to 22,260 SF, manufacturing/warehouse space. The space has access to a common grade level door and four common loading docks, has 16x20 columns and ceiling heights of 14 feet.

Net fees included base month utilities charges.

PROPERTY HIGHLIGHTS

- Compressed air
- Ample fenced parking lot
- 11' thick floors
- Fully sprinklered
- On site property management
- Up to a 3000 - 600 amp service

OFFERING SUMMARY

Lease Rate:	Base \$5.50 SF/yr NNN (NNN=\$3.50 PSF)
Available SF:	up to 22,260 SF
Lot Size:	1.06 Acres
Building Size:	102,000 SF

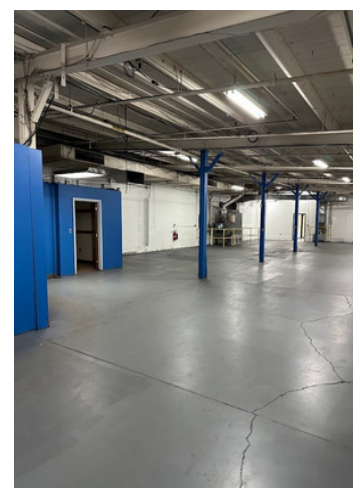
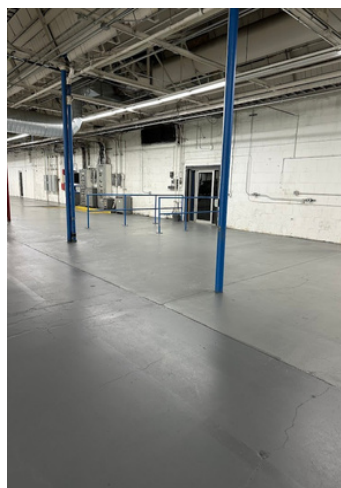
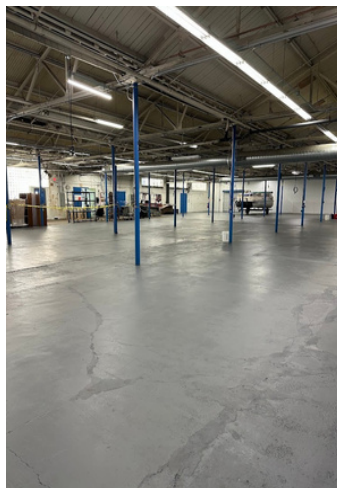
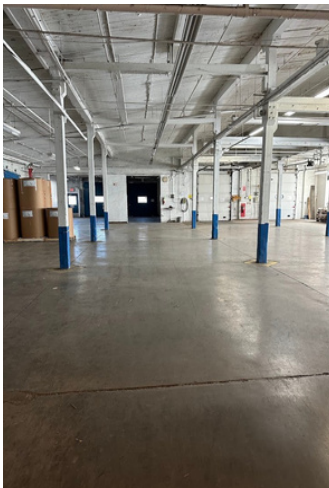
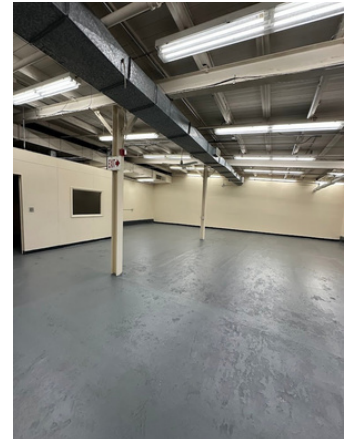
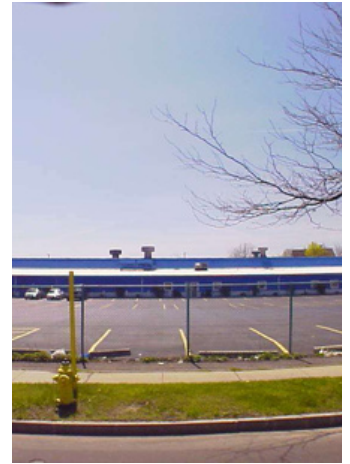
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,826	24,682	54,807
Total Population	20,029	62,817	140,186
Average HH Income	\$37,485	\$36,807	\$39,423

Mercedes Brien
(585) 330-4890



Lease

655 Driving Park Ave
655 DrivingParkAveRochester,NY14613

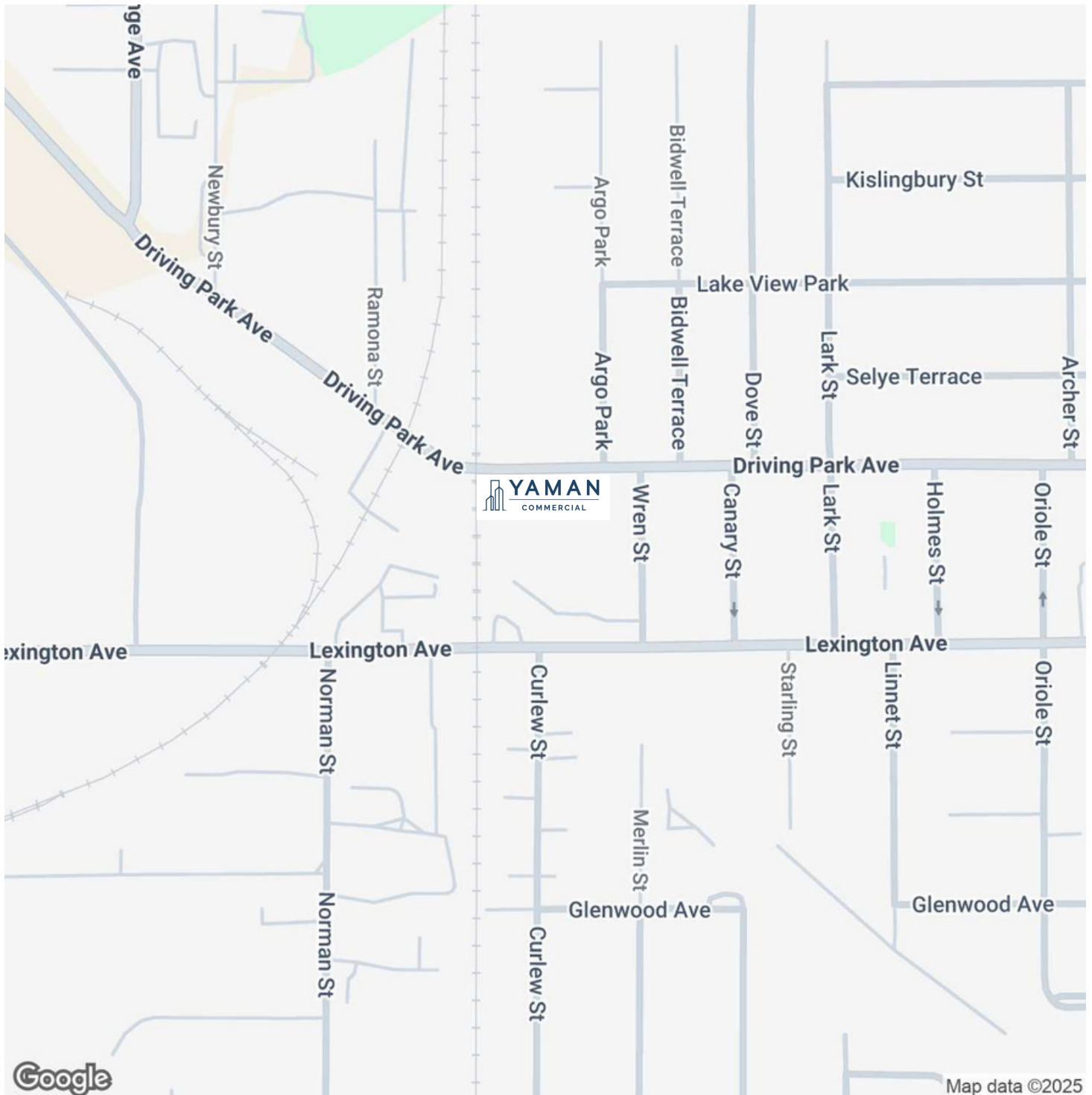


Mercedes Brien
(585) 330-4890



Lease

655 Driving Park Ave
655 DrivingParkAveRochester,NY14613

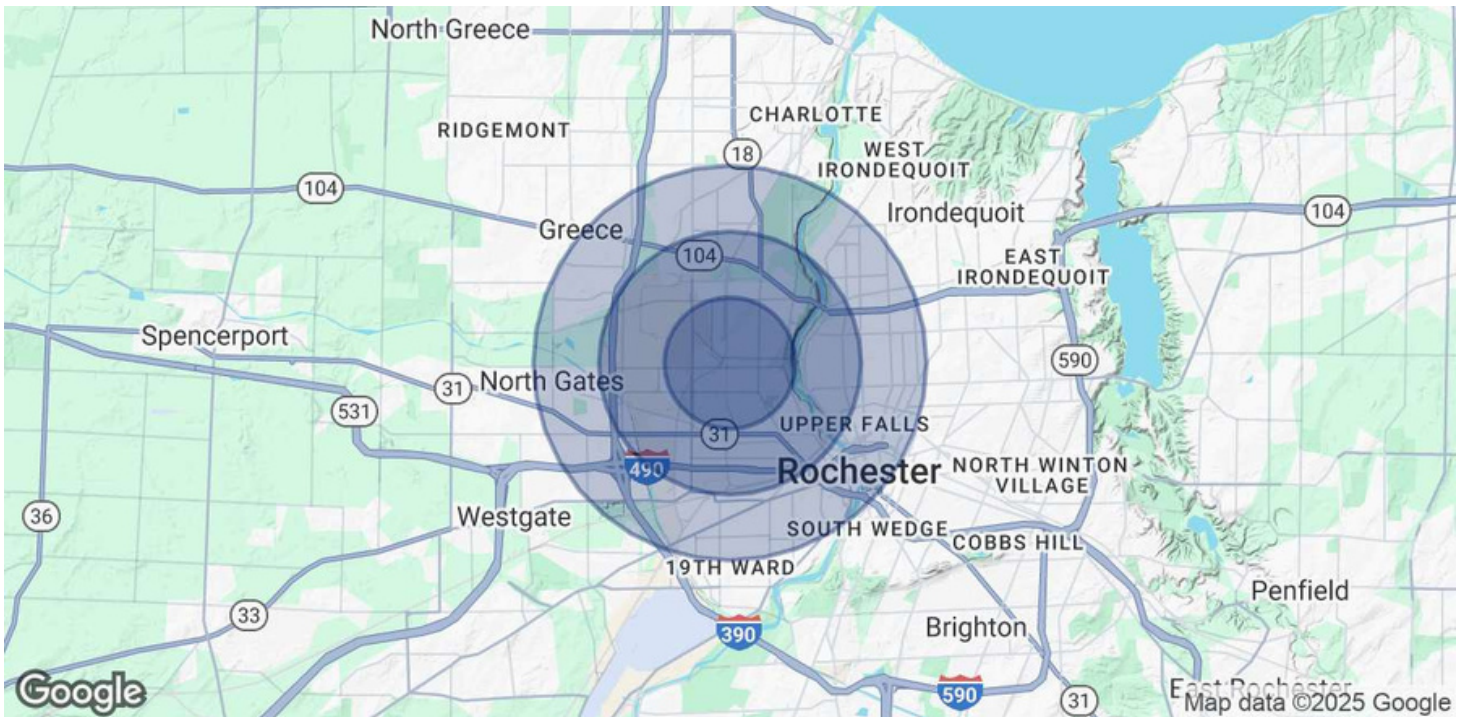


Mercedes Brien
(585) 330-4890



Lease

655 Driving Park Ave
655 Driving Park Ave Rochester, NY 14613



POPULATION

1 MILE

2 MILES

3 MILES

Total Population	20,029	62,817	140,186
Average Age	30.7	30.6	32.4
Average Age (Male)	26.2	28.3	30.5
Average Age (Female)	32.7	32	34.2

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total Households	7,826	24,682	54,807
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$37,485	\$36,807	\$39,423
Average House Value	\$93,757	\$94,943	\$102,959

2020 American Community Survey (ACS)

Mercedes Brien
(585) 330-4890

