

INDUSTRIAL SPACE FOR LEASE

305 Tremont St, Rochester, NY



PROPERTY DETAILS

Building SF:	.....	13,750
Available SF:	.....	7,684
Lease Rate:	.....	\$6.00 NNN
Dock Doors:	.....	3 Doors
Clear Height:	.....	12-18'
Parcel:	.....	0.62 AC
Zoning:	.....	R-1
Parking:	.....	20 Spots

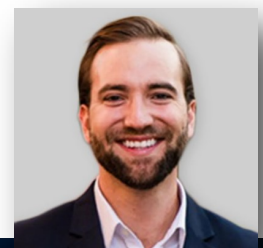
PROPERTY SUMMARY

Centrally located Industrial/Manufacturing Warehouse facility consisting of 13,932 SF on .62 acres. There is currently over 6,000 SF of Warehouse and 1,600 SF of office area on mezzanine level including reception, conference area, kitchenette, 3-4 offices and bathroom. Ceiling heights range from 12.5' to 17' 3 Overhead doors 3 Phase 400 amp Electric Existing equipment can also be purchased Perfect facility for tool & die, HVAC contractor, metal fabricator, auto repair & more. Contact Jonathan LaSala to schedule your tour!

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