



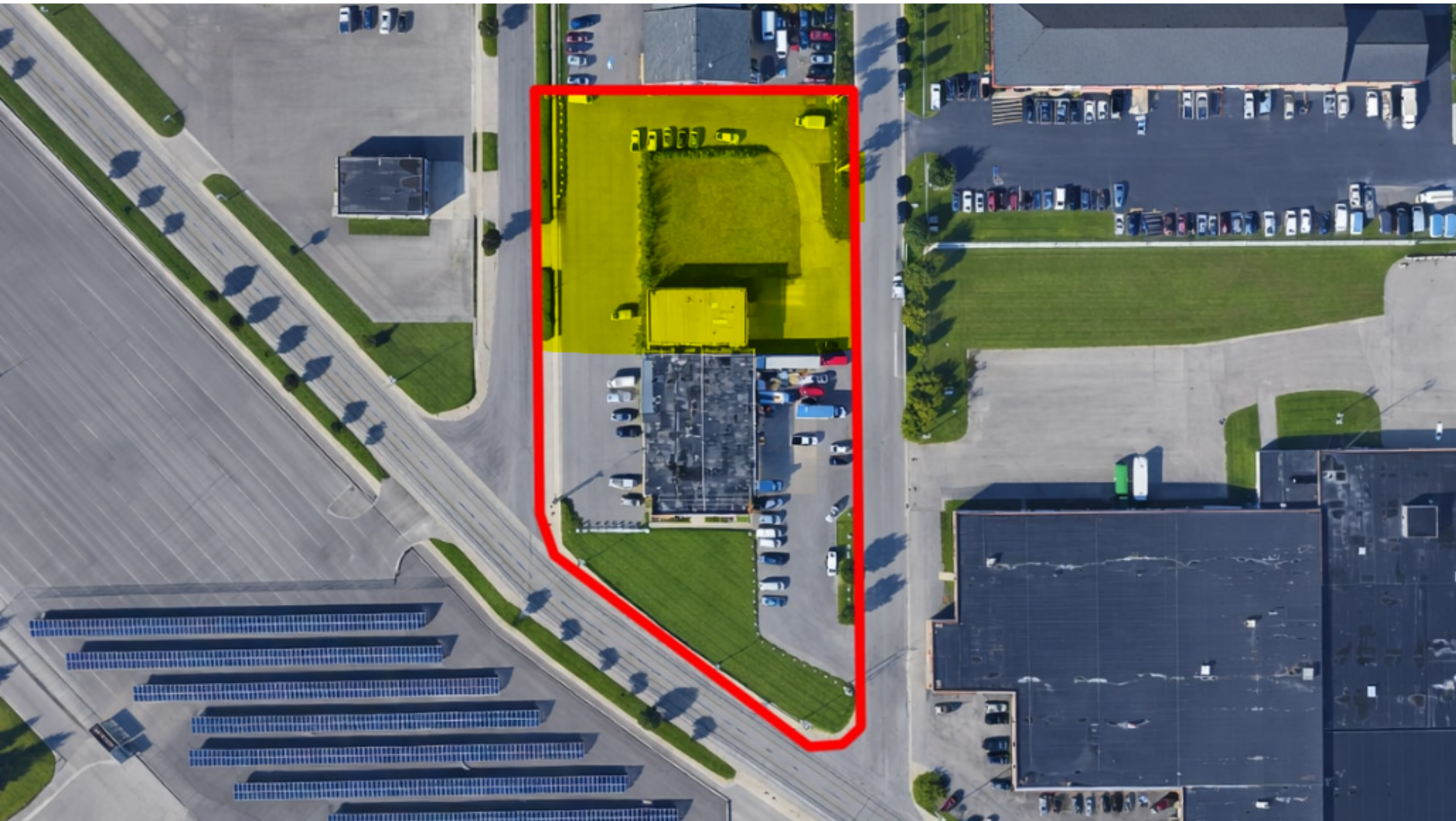
Available For Lease

**864 Driving Park Ave
Rochester, NY 14613**



PROPERTY SUMMARY & PARCEL OUTLINE

864 Driving Park Ave in Rochester, NY offers 3,000 SF of industrial space for lease on a 1.90-acre site. The property features an 18' clear height and two drive-in doors, providing a functional layout well suited for warehouse, distribution, service, or light industrial users. Built in 1960, the Class C facility is industrially zoned and offers flexibility for a variety of business operations. Located within Rochester's established industrial market, the property provides convenient access to Route 104, I-390, and I-490, offering strong connectivity throughout the Greater Rochester area and surrounding regional markets.



PROPERTY DETAILS & SPECIFICATIONS

Address: 864 Driving Park Ave, Rochester, NY 14613

Type: Industrial Warehouse

Total SF: 3,000

Acreage: 1.90

Drive In Doors: 2

Clear Height: 18'

Building Class: C

Year Built: 1960



PRIME INDUSTRIAL LOCATION - (ROCHESTER, NY)

Rochester, NY is an established manufacturing, technology, and distribution hub with a skilled workforce, strong infrastructure, and convenient access to major Northeast markets. The region benefits from connections via I-90, I-390 and I-490, along with proximity to the Canadian border and markets including Buffalo, Syracuse and Toronto. Rochester's industrial market remains relatively tight, supporting continued demand for functional warehouse and manufacturing space. With a diverse economic base, major universities, a long history of advanced manufacturing, and local economic-development incentives, Rochester provides an attractive environment for industrial, warehouse, distribution, and commercial users seeking an accessible and cost-competitive Upstate New York location.

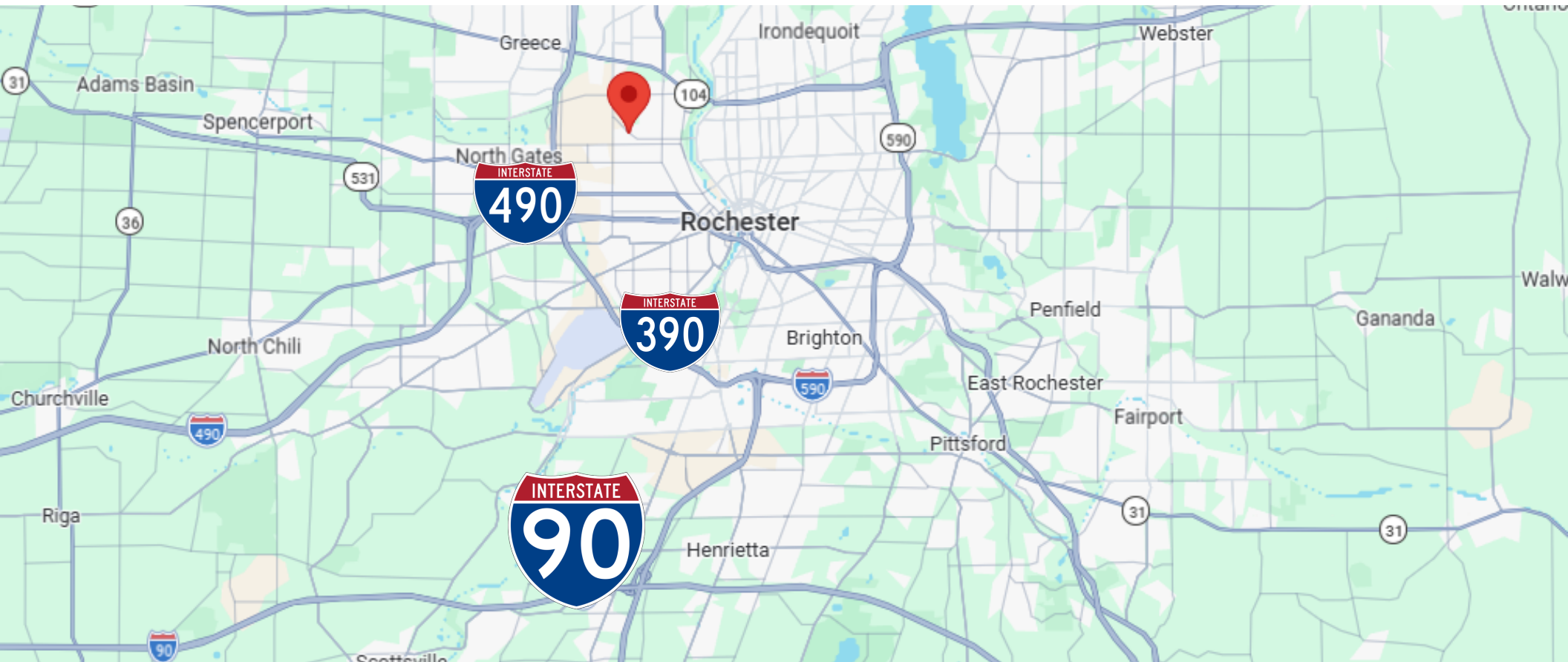
LOCATION KEY DISTANCES

Downtown Rochester - 3.4 Miles

I-490 - 3.8 Miles

I-90 - 14 Miles

I-390 - 2.6 Miles





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Leasing Officer



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