



Available For Lease
595 Hague St
Rochester, NY 14606

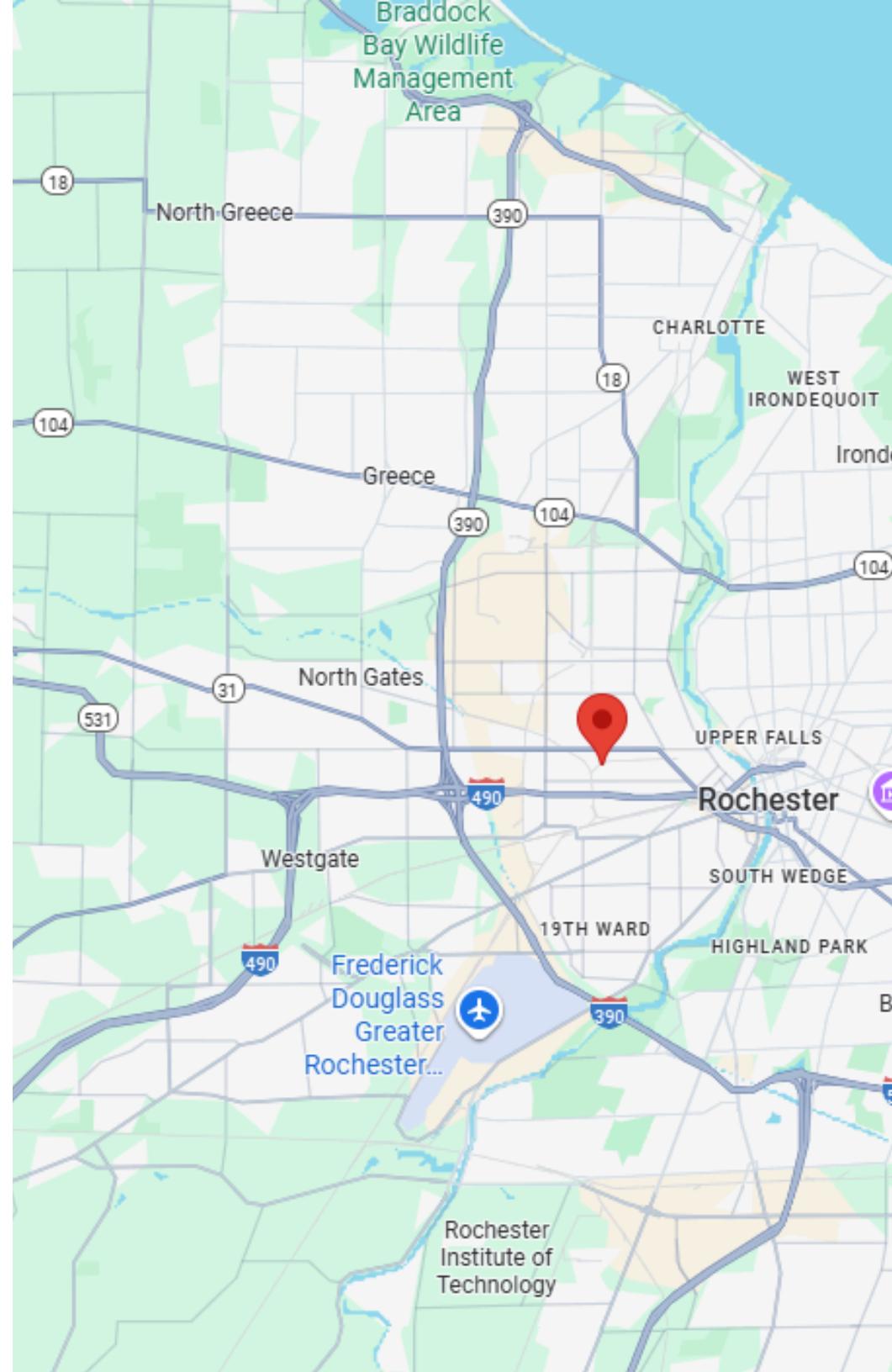


Property Summary

595 Hague St in Rochester, NY is a 40,662 SF industrial facility on ± 8.3 acres, offering 32' clear height, 1200A power, six drive-in doors, and two dock-high doors, zoned M1 Industrial. The property is well-suited for distribution, warehousing, or light industrial operations, featuring radiant floor heating throughout the warehouse and furnace heating in the office/retail area. Its strategic location within Rochester's established industrial corridor provides excellent access to major highways including I-390, I-490, and the NYS Thruway, supporting efficient regional and national logistics connectivity and benefiting from a strong local labor pool.

PROPERTY SUMMARY

Address	595 Hague St Rochester, NY 14606
Type	For Lease
Total SF	40,662
Acreage	8.30
Dock Doors	2
Drive-ins	6
Clear Height	32'
Zoning	M1 Industrial



Property Photos



Prime Industrial Location - Rochester, NY

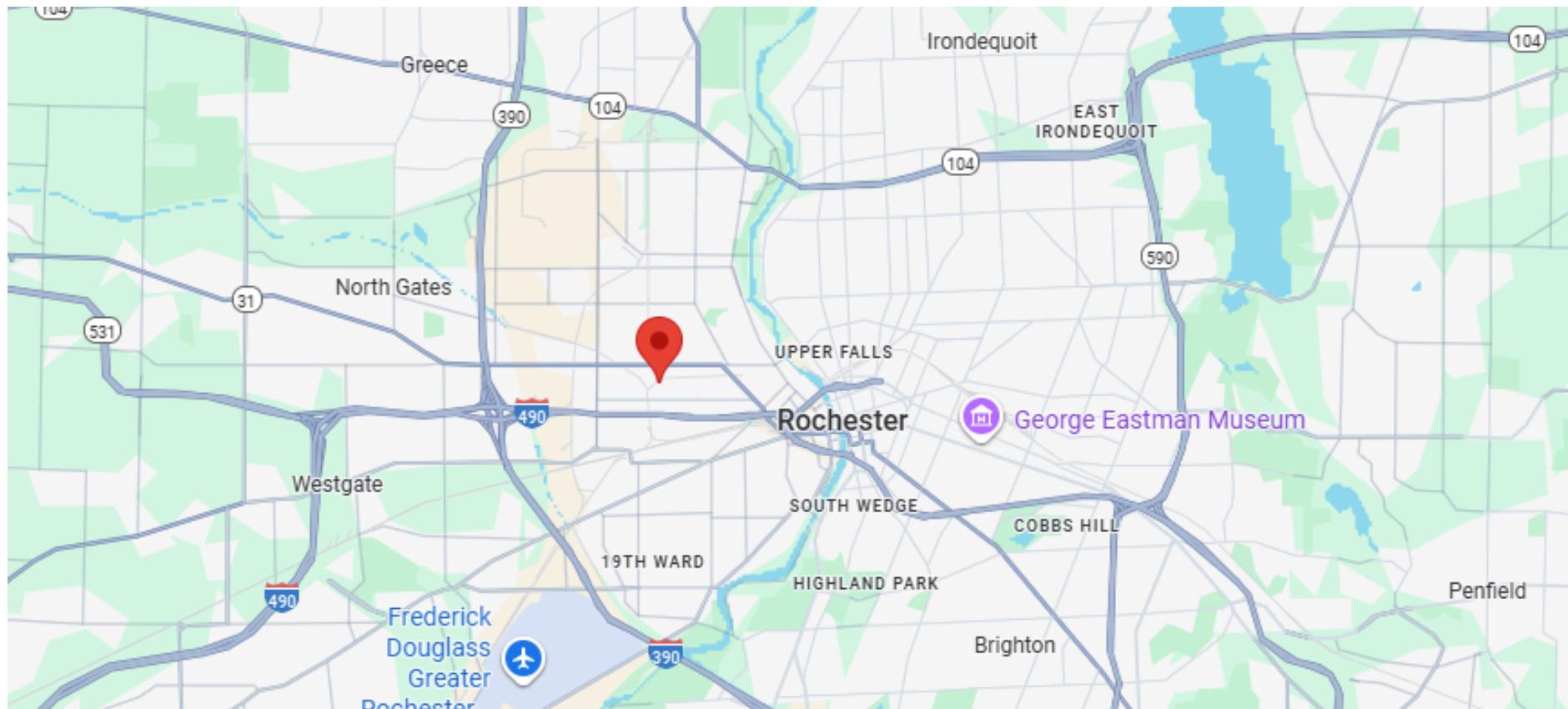
Rochester, NY is a strong commercial and industrial hub known for its diverse economy, skilled workforce, and strategic logistics positioning in the Northeast. Historically rooted in manufacturing and innovation, the region today supports a broad mix of industries including advanced manufacturing, food and beverage production, distribution, optics and imaging, and technology development. Rochester benefits from competitive operating costs, abundant industrial-zoned land, and a business-friendly environment that appeals to both established companies and growing enterprises. Its location along major transportation corridors—close to I-390, I-490, I-90 (NYS Thruway), and within reach of key Northeast markets—makes it ideal for regional and national distribution. The area also offers access to rail service, robust utility infrastructure, and proximity to the Rochester International Airport and the Port of Rochester. Rochester's industrial market is supported by a strong labor pool drawn from local universities, technical programs, and a long-standing manufacturing culture. Overall, the city provides a stable, efficient, and cost-effective environment for commercial and industrial operations.

Distance

Downtown Rochester - 2 Miles

I-490 - 0.5 Miles

I-390 - 2 Miles





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