



**69 SENECA AVE,
ROCHESTER, NY 14621**

*66,218 Square Foot
19' Clear Height
8 Dock Doors
3 Drive Ins
3.1 Acres*



John LaSala

Director Of Brokerage

📞 315-882-7531

✉️ JLaSala@IronHornEnterprises.com

EXECUTIVE SUMMARY

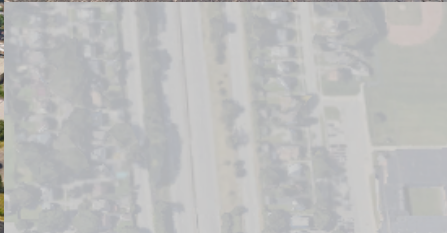
69 Seneca Ave is a 66,218 SF fully leased multi-tenant industrial income producing asset. The building is situated on 3.10 acres of land in Rochester, NY. This space consists of 3 main sections. It has 3 drive-ins, 8 docks and 19 ft clear height. Right by NY-104 and about a 7 min drive from the heart of Rochester.

THE OFFERING

Building SF	66,218 SF
Year Built	1950
Lot Size (Acres)	3.10
Clear Height	19'
Dock Doors	8
Drive Ins	3

Jonathan Lasala
Director Of Brokerage
JLasala@IronhornEnterprises.com





N Clinton Ave

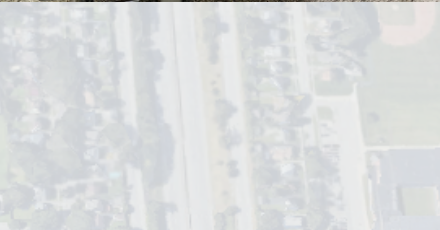
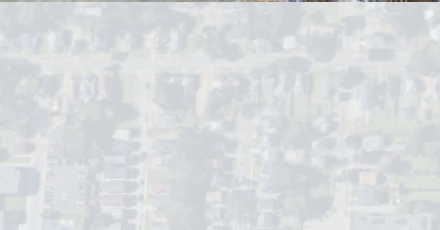
**69 Seneca Ave,
Rochester, NY
14621**

N Clinton Ave

HWY 104

Joseph Ave

Seneca Ave



RENT ROLL

69 SENECA AVE, ROCHESTER, NY 14621

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Unit A	Rock Environmental	25,121	\$10,824.17	\$5.17	09/01/2022	08/30/2027
Unit B	Geva Theatre	12,247	\$6,357.67	\$6.23	11/17/2022	11/16/2029
Unit C	Rochester CSD	28,850	\$14,826.50	\$6.17	03/01/2024	12/31/2026
TOTAL		66,218	\$384,100.08			

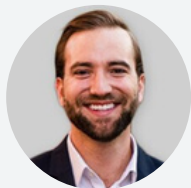




SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

69 SENECA AVE, ROCHESTER, NY 14621

EXCLUSIVELY LISTED BY



John LaSala

Director Of Brokerage

📞 315-882-7531

✉️ JLaSala@IronHornEnterprises.com



Ironhorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to IRONHORN ENTERPRISES at 5857 Fisher Rd, Syracuse, NY 13057. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE