

1600
LEXINGTON

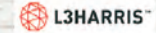
1600 Lexington Avenue
Rochester, NY

Acquest Development Company • 5554 Main Street • Williamsville, NY 14221





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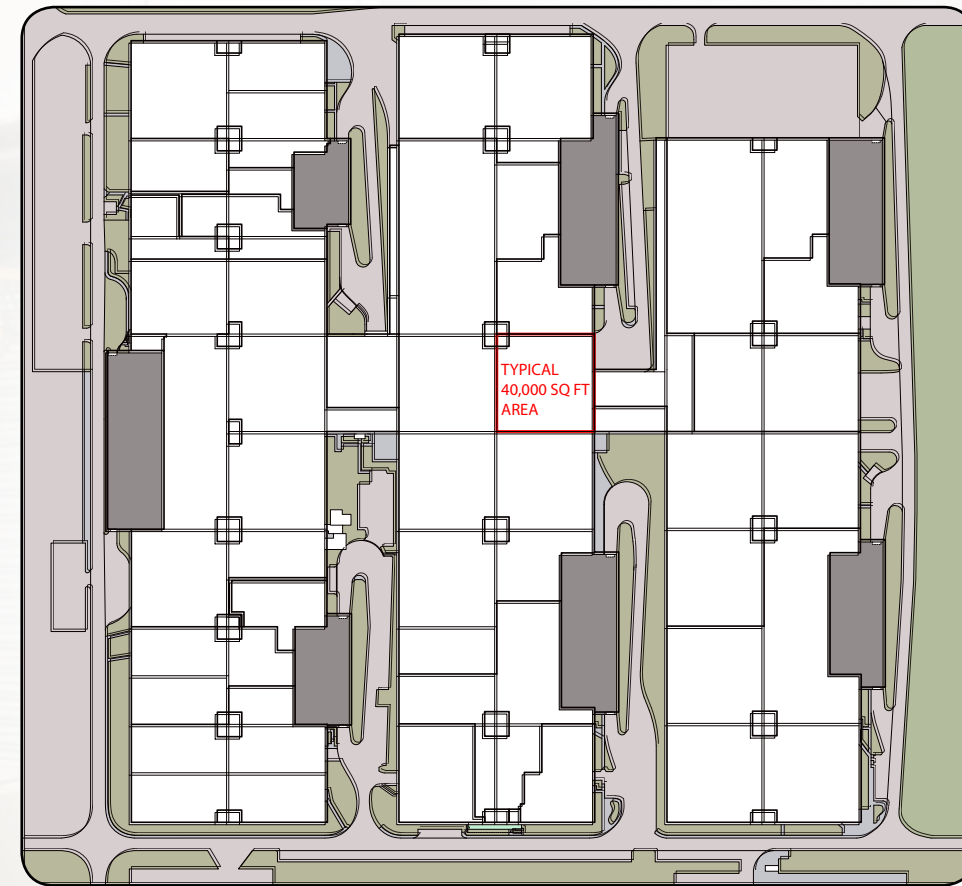
amazon



PROPERTY OVERVIEW

1600 Lexington is an approximately **2,035,000 square foot** single story warehouse and distribution center in Rochester, New York. 1600 Lexington was built to the highest construction standards to house and handle Kodak Company's finished goods and was the largest distribution center in North America when constructed. Due to the expensive nature of these products, the entire facility is **fully conditioned and sprinklered**, has **152 interior truck docks and rail access**.

The property is approximately **5 miles (8 minute drive time)** from **Greater Rochester International Airport**, and 10 miles (15 minute drive time) from Interstate 90, the New York State Thruway.
Centrally located, Rochester is within 500 miles of over one-third of the combined populations of the United States and Canada and is a short driving distance from major northeast trading centers such as Boston, New York City, Philadelphia, Toronto, and Washington DC.



BUILDING OVERVIEW

The quality of the building coupled with experienced property management and a prime location in central New York makes it an ideal option for advanced manufacturing, warehouse, and distribution. 1600 Lexington offers **on-site parking for 53' trailers**, a breakfast and lunch diner conveniently located at the entrance, on-site property management and skilled trades employees dedicated to the park's tenants.

The buildings **clear height is 22' 3"** (finished floor to bottom of joists), 25' 9" (finished floor to roof deck).
Column Spacing: 50'x50' | 10" floor slab | Track/Motion Lighting | Low CAMs | 24/7 Secure Facility
 The exterior walls consist of insulated metal panel or pre-cast concrete on concrete block.



WAREHOUSE & DISTRIBUTION

1600 Lexington is fully heated and air conditioned (forced air steam heat, chilled water). Air handling units can be found almost every 40,000 square feet; this allows for temperature control in each individual area of the building.



INTERIOR DRIVE-IN LOADING DOCKS

The building is unique in that it offers 152 interior loading docks equipped with power dock levers making this a facility secure and weather tight for valuable products. At grade access is also available.



The site is serviced by both CSX, via the Charlotte Running Track, and Norfolk Southern, via the Rochester and Southern Railroad.

INFRASTRUCTURE

The park's substantial energy supply and infrastructure provides up to 125 MW of electricity, steam, chilled water, compressed air, industrial water and industrial sewer services. The privately owned and managed utility infrastructure includes a trigeneration system, based on utility-grade boilers, to generate power steam at four different pressure levels.

125 MW of electricity generation capacity

50 million gallons/day water intake/purification facility

41 MW bi-directional interconnect to the grid

53 million gallons/day sewer treatment facility

940 tonnes/h steam generation capacity

19 m³/s compressed air generation capacity

64,000 tonnes of chilling capacity

140,000 scfh nitrogen generation capacity



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