



FOR LEASE - 74,443 SF OFFICE/MANUFACTURING FACILITY

- **Address:** 1390 Mt. Read Blvd, Rochester, New York 14606
- **Location:** Located at the southeast corner of Mt. Read Blvd and Lexington Avenue
- **Zoning:** M-1 Industrial
- **Year Built:** 1960
- **Site Size:** 2.24 Acres
- **Building Size:** 74,443 SF
- **Warehouse Area:** 57,763 SF
- **Office Area:** 22,280 SF
- **Lease Rate:** **\$7.00/PSF, NNN**
- **NNN Expenses:** \$
- **Parking:** 80 surface lot spaces
- **OH Clearance:** varies from 12-15 ft.
- **Loading Docks:** 1
- **Grade Doors:** 3
- **Sprinklers:** Yes
- **Electric Service:** 3-Phase, 480 volts, 3000 amps (3 yr old switchgear)
- **HVAC:** Office space fully conditioned; warehouse is heated
- **Description:** 74,443 Square Foot freestanding industrial facility at the corner of Mt Read and Lexington Avenue. Facility offers heavy power with 3000 amps at 3-phase, 480 volts. Owner can be flexible based on tenant's office requirement (we can accommodate industrial users with office need less than available amount). Great visibility with building signage available facing Lexington Ave. Free surface parking available adjacent to building. Conveniently accessed by both I-390 and I-490 expressway systems.

1892 S Winton Road., suite 100
rochester, ny 14623
phone: 585.546.4170
fax: 585.546.3587
www.moorecre.com