



*Available For Lease*

***735 Wangum Rd***

***Victor, NY 14564***



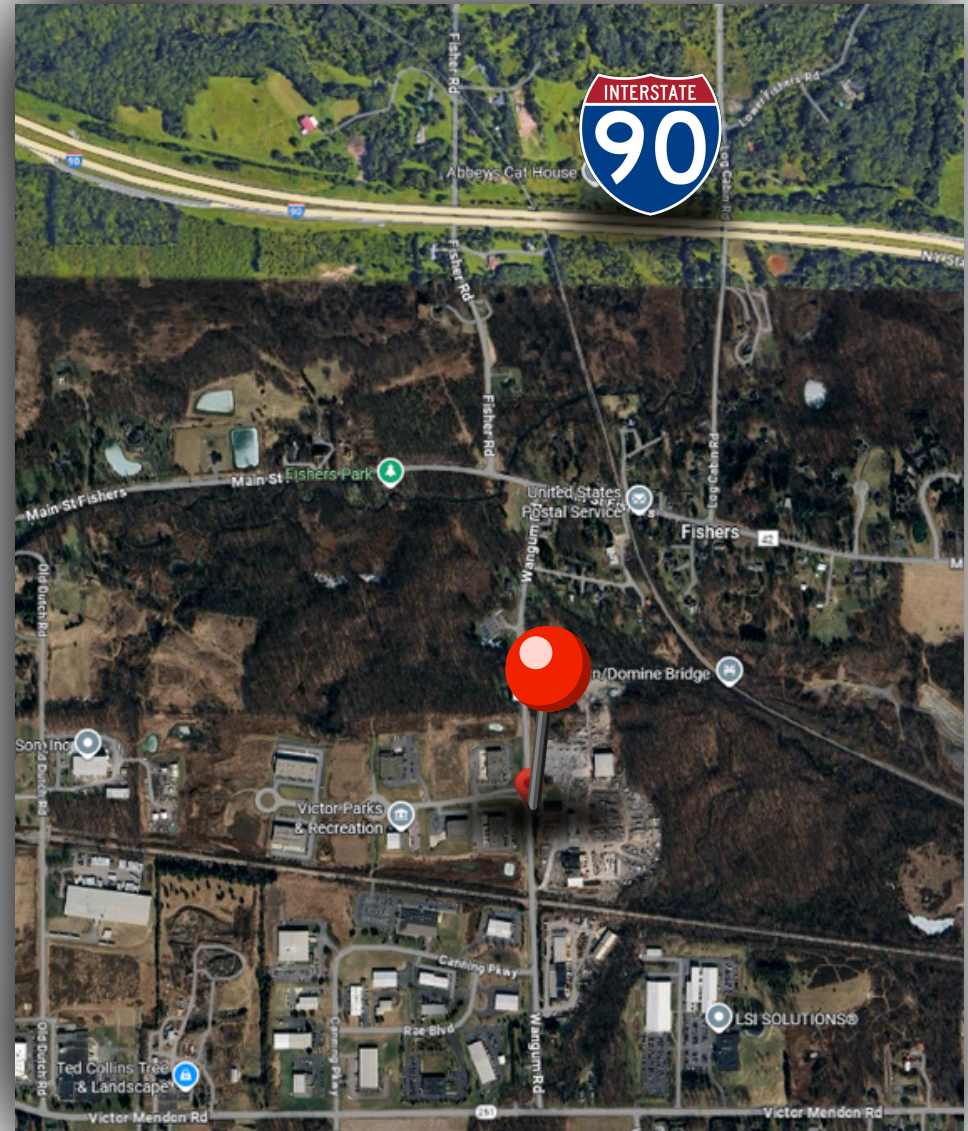


# Property Summary

735 Wangum Rd, Victor, NY 14564 presents a rare opportunity to acquire an expansive 81.4-acre Light Industrial zoned site improved with four warehouse buildings totaling 62,894 SF. This versatile property is ideal for a light industrial user seeking to occupy prime Rochester-area industrial real estate. Strategically located just 12.3 miles from Downtown Rochester and 12.5 miles from Frederick Douglass Greater Rochester International Airport, the site offers exceptional regional access and long-term development potential.

## PROPERTY DETAILS

Address	<b>735 Wangum Rd, Victor, NY 14564</b>
Type	<b>For Lease</b>
Total SF	<b>62,894</b>
Acreage	<b>81.4</b>
Year Built/Renovated	<b>1989</b>
Dock Doors	<b>3</b>
Drive-ins	<b>2</b>
Clear Height	<b>35'</b>
Zoning	<b>Industrial</b>





# *Property Photos*



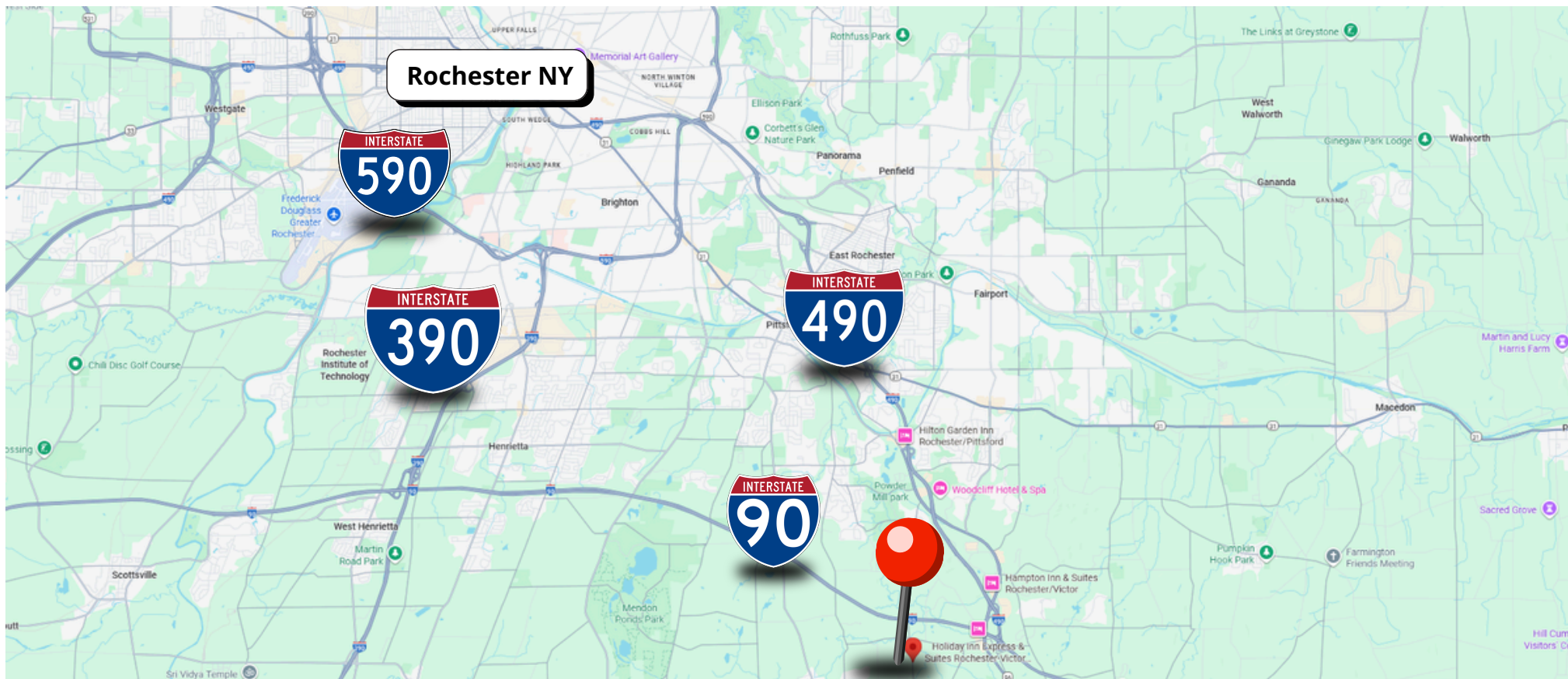


# Prime Industrial Location - Victor NY

Located in the heart of the Greater Rochester region, 735 Wangum Rd offers exceptional connectivity with Interstate 490 just 1.1 miles away, Interstate 90 only 1.56 miles away, and Interstate 390 roughly 9.6 miles from the site, giving users fast access to major transportation corridors across Western and Central New York. The property sits approximately 12.3 miles from Downtown Rochester, placing it within reach of a large labor pool, key industrial suppliers, and the broader metro business network. Positioned within the town of Victor, this location provides a strong suburban-industrial advantage with efficient regional mobility and seamless access to critical distribution routes.

## Location Highlights

- 1.1 miles to Interstate 490 (I-490)
- 1.5 miles to Interstate 90 (I-90 / NYS Thruway)
- 9.6 miles to Interstate 390 (I-390)
- 12.3 miles to Downtown Rochester







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