



# **FOR LEASE** | **120,939 SF** **8673 LYONS-MARENGO RD** | **LYONS, NY**

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## **PROPERTY HIGHLIGHTS**



**HEAVY POWER  
AVAILABLE ON SITE**



**LOCATED  
APPROXIMATELY 10  
MINUTES FROM I-90**



**ECONOMIC  
INCENTIVES  
AVAILABLE**



**11 DOCK DOORS**



**RENOVATED  
IN 2025**

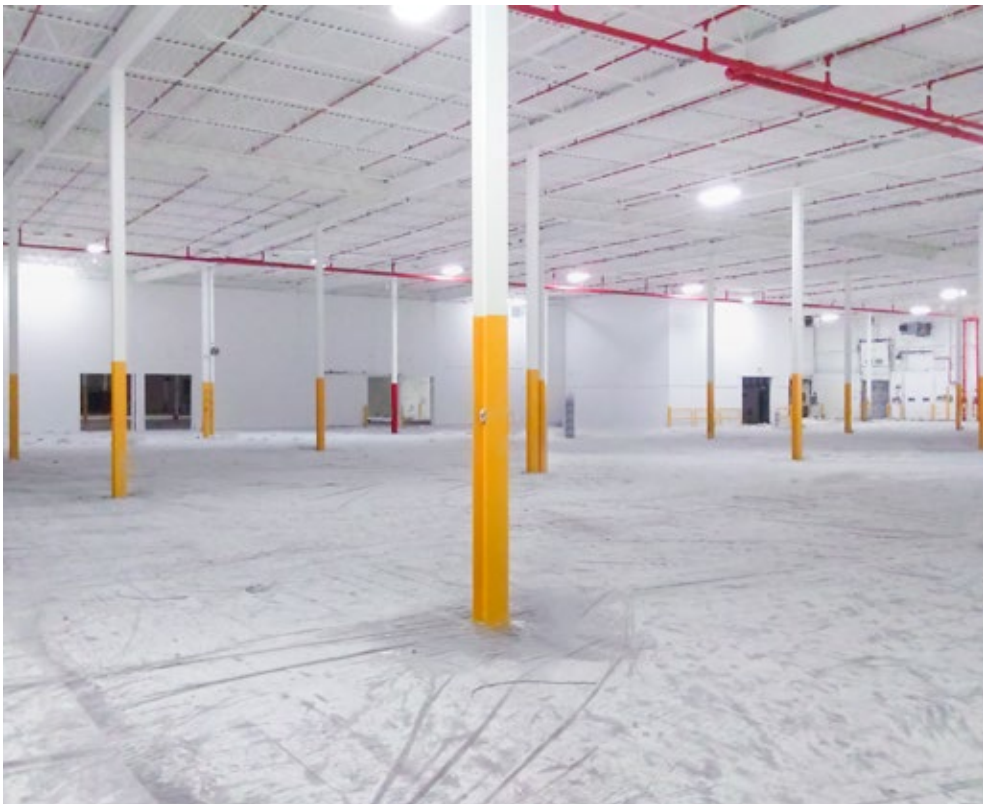




# PROPERTY DETAILS

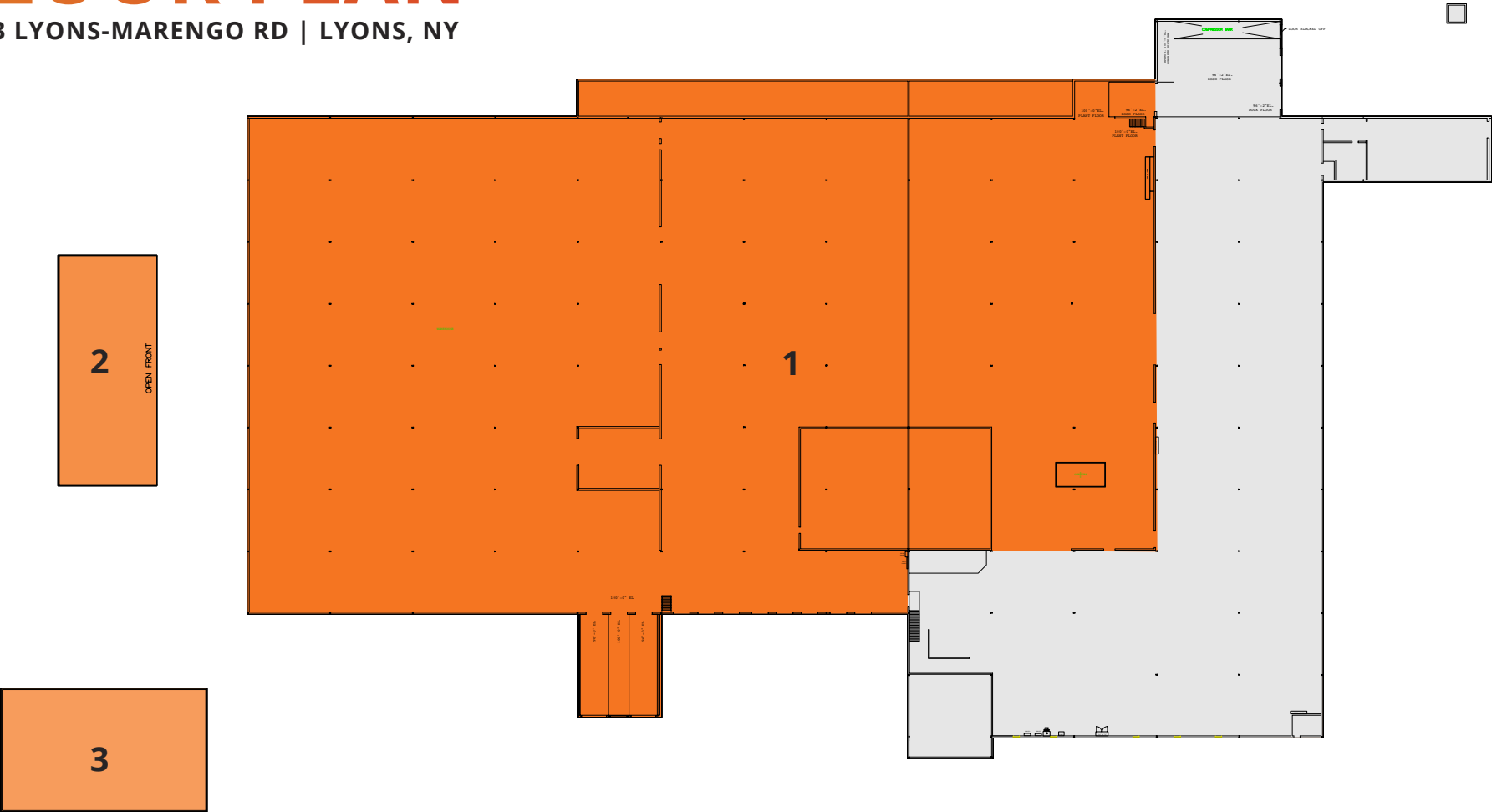
8673 LYONS-MARENGO RD | LYONS, NY

AVAILABLE SPACE	120,939 SF
DOCK DOORS	8 Exterior   3 Interior
GRADE-LEVEL DRIVE-IN DOORS	2
CLEAR HEIGHT	24'
COLUMN WIDTH/DEPTH	30' x 40'
ROOF	Flat, Built-Up Over Steel Deck
WALLS	Masonry & Steel
FLOORS	Reinforced Thick Slab Concrete
YEAR BUILT	1966
FIRE SUPPRESSION	Sprinklers, 100% Wet
LIGHTING	Fluorescent & LED
POWER	4000 Amps at 480 Volts (2500 kVA)
PARKING	250 Surface Spaces
TOTAL LAND AREA	57.31 Acres
ZONING	Industrial
PARCEL ID	542800-071-111-0000-770-330-0000

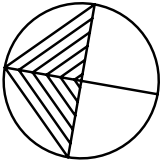
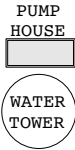


# FLOOR PLAN

8673 LYONS-MARENGO RD | LYONS, NY



NUMBER	SPACE DESIGNATION	COLUMN SPACING	DOCKS	OH DOORS	SQUARE FEET
1	AVAILABLE	30' x 40'	11	2	109,563 SF
2	BARN STRUCTURE	N/A	0	0	5,376 SF
3	POLE BARN	N/A	0	0	6,000 SF
TOTAL					120,939 SF



# LOCATION MAP

8673 LYONS-MARENGO RD | LYONS, NY

ROCHESTER, NY	49 MILES
SYRACUSE, NY	53 MILES
BUFFALO, NY	114 MILES
PITTSBURGH, PA	321 MILES

