



Approved Industrial Infill Site

1500 LEXINGTON AVE, ROCHESTER, NY



BUILD-TO-SUIT OPPORTUNITY

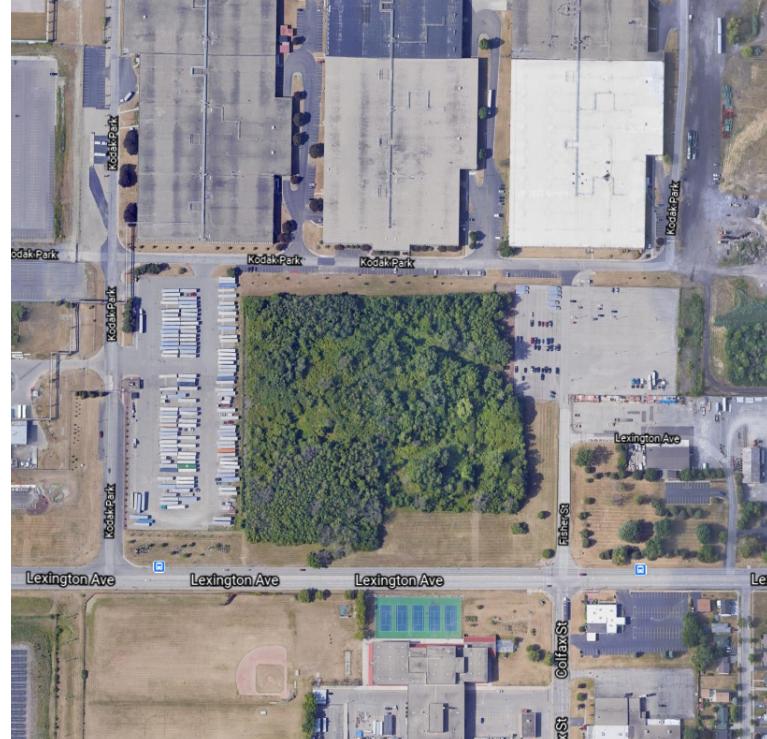
- 14.61-Acres zoned IG: General Industrial District
- For lease up to 290,000 square feet
- Immediately adjacent to an Amazon last-mile distribution center, Dupont, Lifestri Foods, and over 2.5 million square feet of industrial users
- Expedited permitting



5554 Main Street
Williamsville, NY 14221

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DETAILS:

- **Clear height:** No maximum height restrictions in zoning code
- **Building Size:** 290,000 square feet
- **Walls:** Tilt-up concrete panels
- **Fire protection:** ESFR Sprinklers
- **Building dimensions:** Flexible

PROPERTY HIGHLIGHTS:

- Substantial energy supply infrastructure provides 125 MW of electricity, steam, chilled water, compressed air, industrial water, sewer services, nitrogen, natural gas, and potable water
- Immediate access to I-390 on-ramp
- All utilities on site or at Lexington Ave
- Within a one-hour drive to the US – Canadian Border
- Connected to "America's Semiconductor Highway"