



115

115 NY 104 | ONTARIO, NY 14519



| TRENCA & CO REALTY



115

115 NY 104, Ontario, NY 14519

0.5 mi. Wayne Industrial Park
2.5 mi. Xerox Webster Campus
19 mi. Port of Rochester
24 mi. Greater Rochester International Airport
25 mi. I-90 E/W

104



FOR SALE | 115 NY 104

EXECUTIVE SUMMARY



OFFERING SUMMARY

Address: 115 NY 104, Ontario, NY

Sale Price: \$1,900,000.00

Square Footage: 11,500

Acreage: 18.11

Zoning: I-Industrial

Structures: 2

Market: Industrial/Flex

PROPERTY OVERVIEW

18.11-acre industrial site with two fully leased warehouses totaling 11,500 SF. Generates \$162,600/year with value-add potential through future development. Prime location near Xerox, NYS Thruway, and Rochester.

PROPERTY HIGHLIGHTS

- Development Opportunity
- Retention Pond Relocated
- Strategic location
- Income-Producing Asset

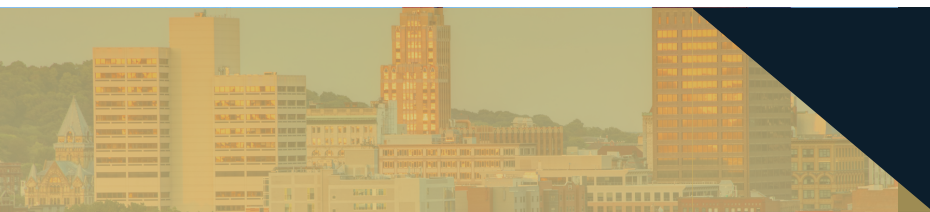
JOHN A. TRENCA

315.572.3823

JOHN@TRENCAREALTY.CO

FOR SALE | 115 NY 104

WAREHOUSES



JOHN A. TRENC

315.572.3823

JOHN@TRENCAREALTY.CO

FOR SALE | 115 NY 104

AERIAL



BUSINESSES NEARBY:

SUNGROW
Clean power for all

xerox

 **OPTIMAX**
Manufacturing the Future

FDTM
FASTENERS DIRECT

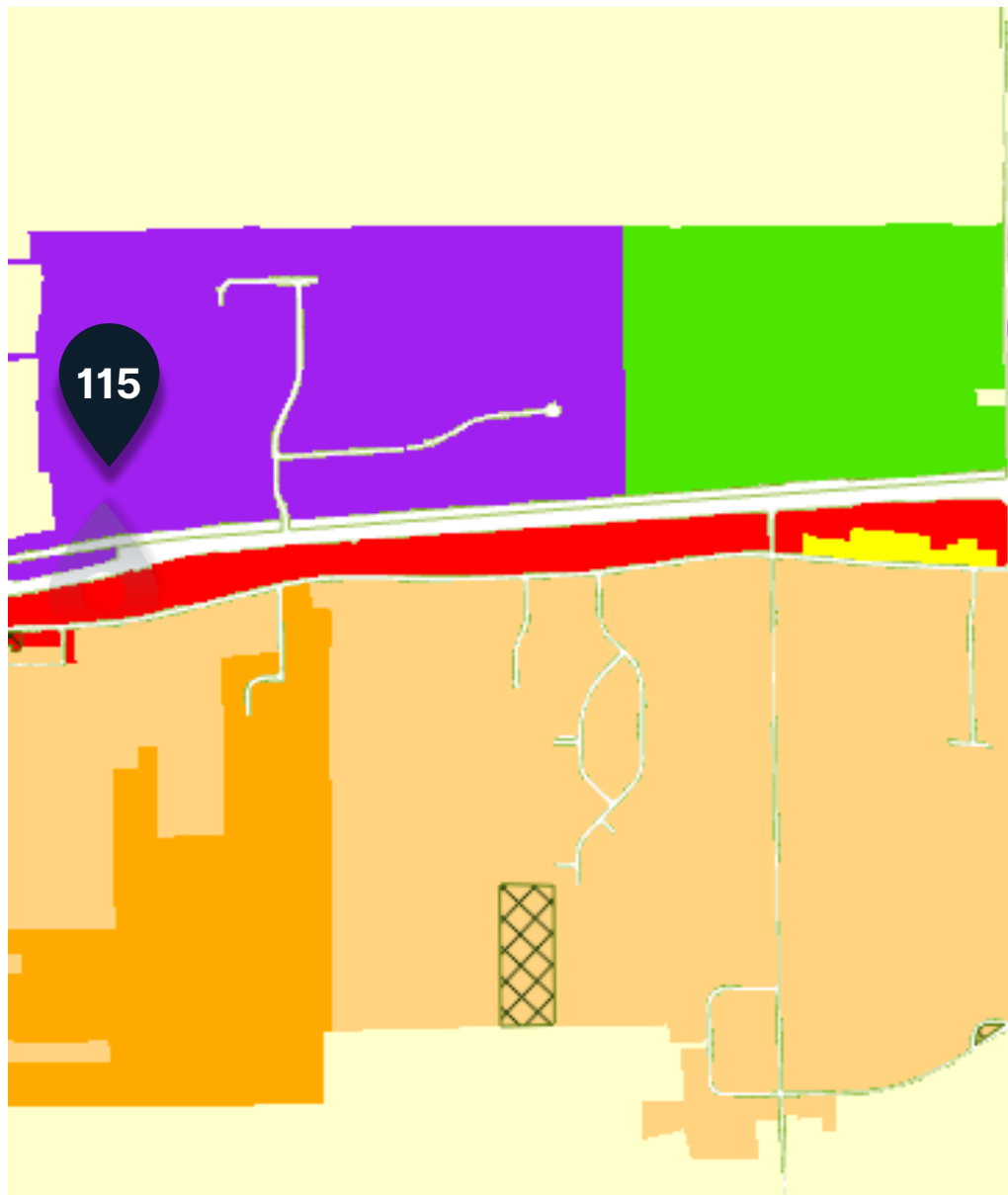
JOHN A. TRENC

315.572.3823

JOHN@TRENCAREALTY.CO

FOR SALE | 115 NY 104

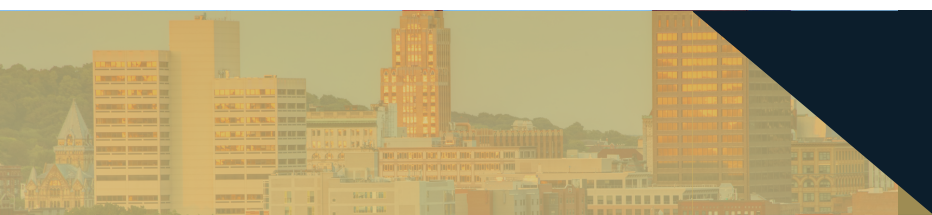
ZONING MAP



Ontario_Zoning

Zoning_Class

-  COS
-  IZO
-  CANN
-  AEI
-  B
-  BT
-  I
-  PU
-  PUD
-  RR
-  SR
-  UR

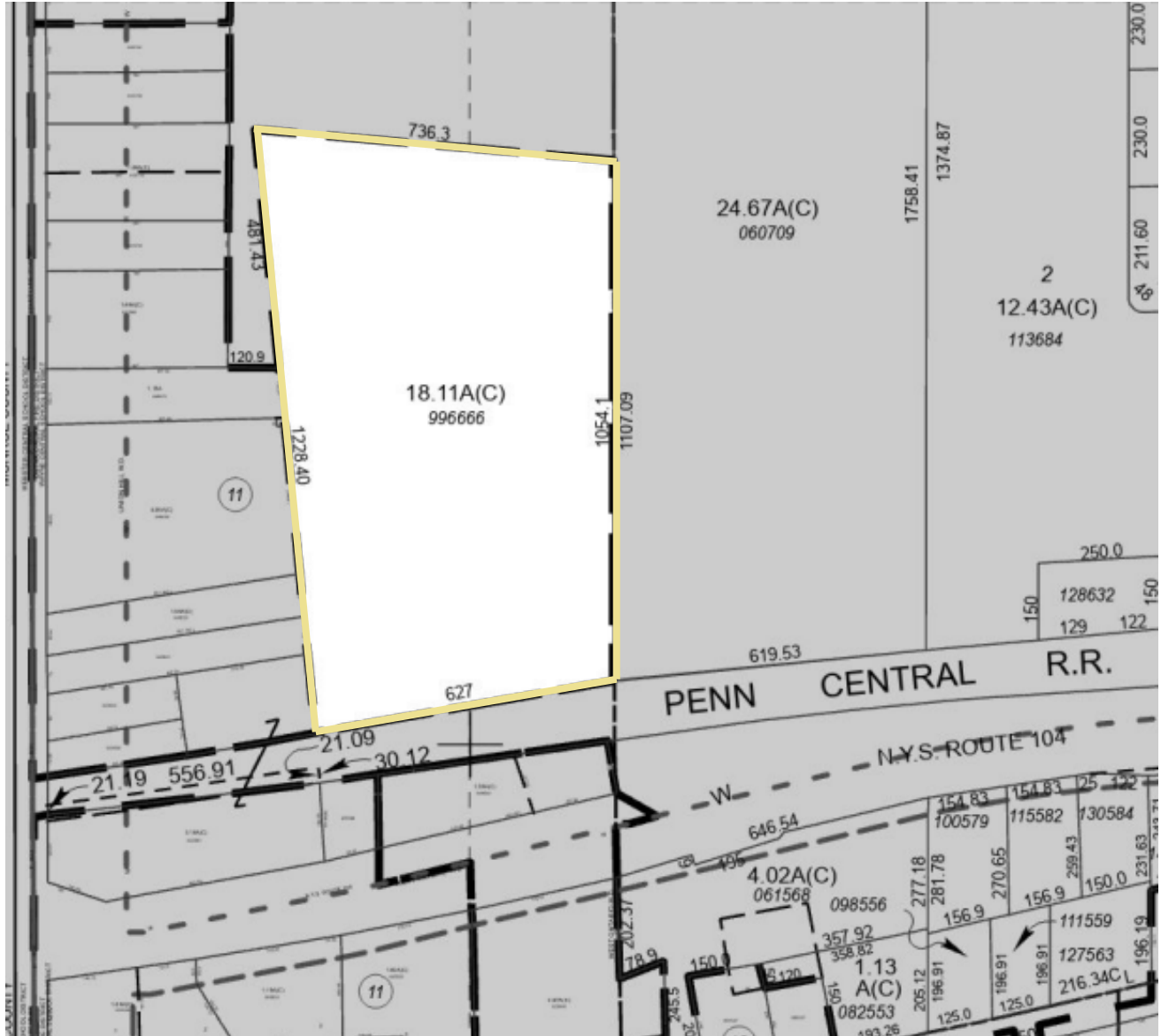


JOHN A. TRENCA

315.572.3823

JOHN@TRENCAREALTY.CO

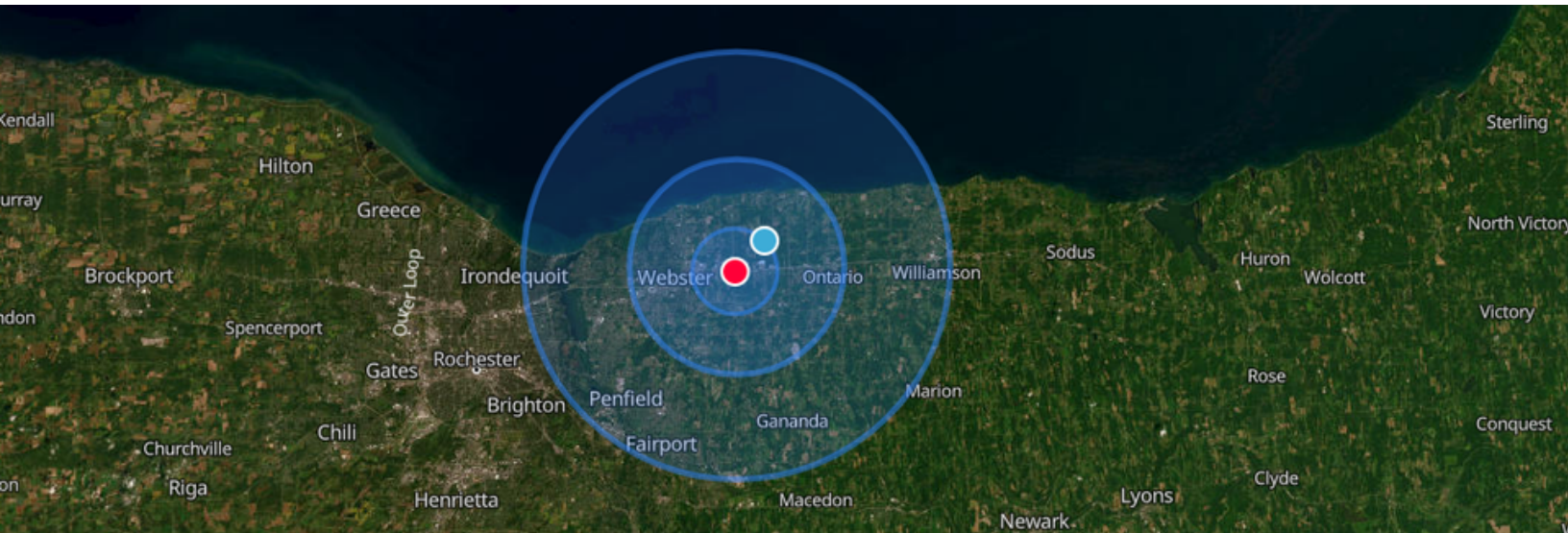
TAX MAP



JOHN@TRENCAREALTY.CO

FOR SALE | 115 NY 104

DEMOGRAPHICS



Population

	2 Miles	5 Miles	10 Miles
2020 Population:	3,623	41,334	166,890

2024 Population:	3,419	40,601	163,679
-------------------------	-------	--------	---------

Median Age:	43	45.2	44.7
--------------------	----	------	------

HH's & Income

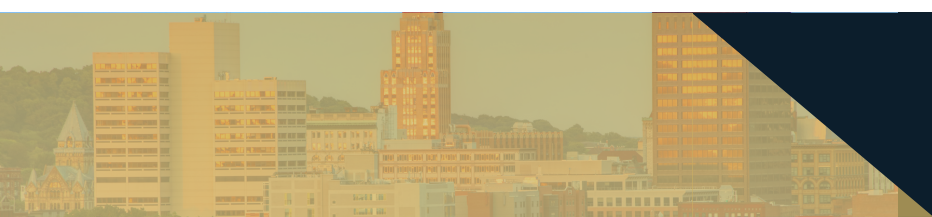
2024 Households:	1,304	16,988	69,416
-------------------------	-------	--------	--------

Avg HH Income:	\$113K	\$106K	\$105K
-----------------------	--------	--------	--------

Median HH Income:	\$100K	\$84K	\$83K
--------------------------	--------	-------	-------

Traffic (NY 104)

AADT 2025:	28,224
-------------------	--------



JOHN A. TRENCA

315.572.3823

JOHN@TRENCAREALTY.CO

115

115 NY 104 | ONTARIO, NY 14519

EXCLUSIVE BROKER

JOHN A. TRENCA

PRINCIPAL BROKER & FOUNDER



EMAIL ADDRESS

john@trencrealty.co



PHONE NUMBER

315.572.3823



WEBSITE

www.trencrealty.co



LICENSE

NY 10491213215



MAILING ADDRESS

5620 Business Ave, Ste H8,
Cicero, NY 13039



TRENCA & CO REALTY

All information deemed reliable but not guaranteed. Buyers and agents to verify all facts, including but not limited to square footage, taxes, zoning, and permitted uses.