

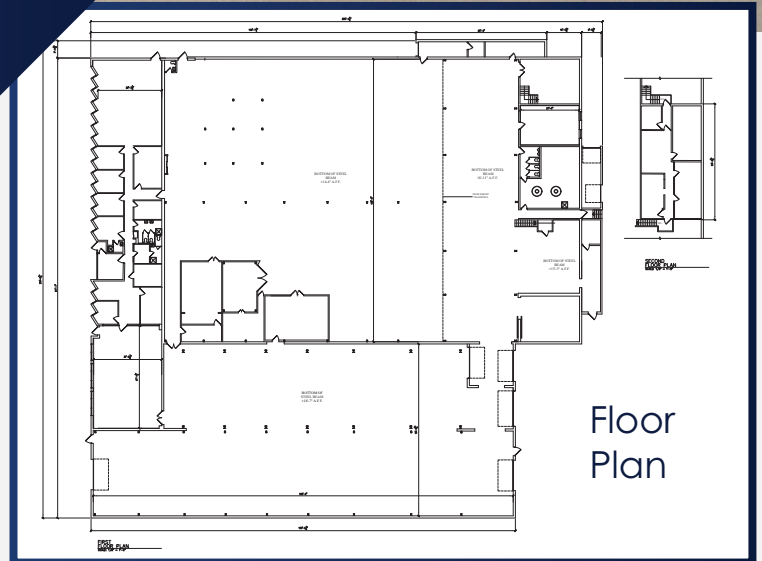


350 Buell Road

Rochester, NY 14624

Space Available: 48,962 SF

- » Situated on 4.2 Acres
- » Ample On-Site Parking; 100+ Available Spots
- » Fully Air Conditioned Warehouse
- » Next to Rochester International Airport
- » Easy Access to NYS 390
- » 3 Loading Docks & 2 Grade Level Doors
- » High Bay Ceilings

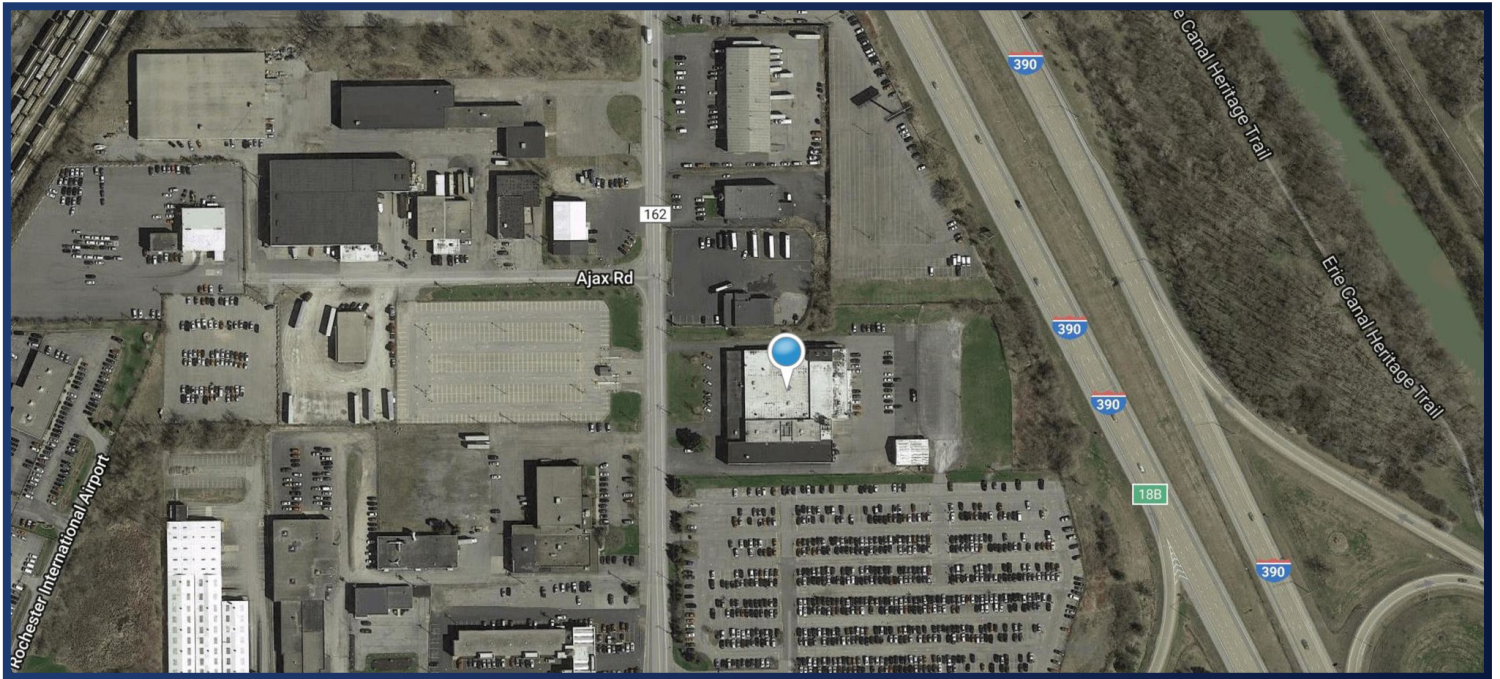


Contact Us

400 Andrews St, #500
Rochester, NY 14604
585.546.4866



www.flaummgt.com



PROPERTY DETAILS

Price: Upon Request

Sale Type: Investment

Cap Rate: 9.00%

Building Class: B

Rentable Building Area: 48,962 SF

Lot Size: 4.20 AC

Year Built: 1960

Parking Ratio: 3.68/1,000 SF

Clear Ceiling Height: 14'4" -18'11"

No. Dock-High Doors/Loading: 3

No. Drive In/Grade-Level Doors: 1

Cross Street: Ajax rd.

BUILDING AMENITIES:

The building is equipped with a Bio-Tech/Lab Space, Floor Drains, Signage, Air Conditioning, a Fenced Lot and much more!



Let our experienced professionals help you today. With decades of experience, our team brings a wealth of experience in real estate, brokerage, and project management.

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