



8 Apollo Dr

8 Apollo Dr, Batavia, NY 14020

SUPLEX
PROPERTIES



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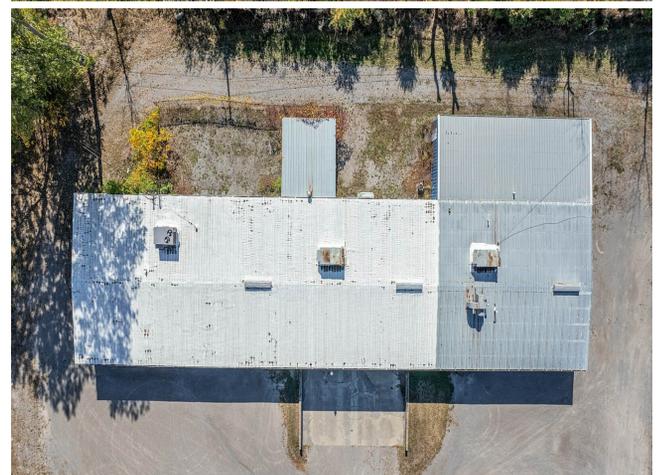


8 Apollo Dr

\$8.00 /SF/YR

Strategically located between Rochester and Buffalo, this versatile 12,700 SF industrial/flex building is ideal for a wide range of users. Featuring 5 drive-in doors, 2 dock-height doors, and modern rooftop HVAC units (heat & A/C), this property is ready for immediate occupancy. Built in 1976, the building has been well maintained and updated to support modern operations. The space can be demised into two separate units, but ownership prefers a single-tenant user. Whether you're looking for a logistics hub, light manufacturing, distribution, or storage—8 Apollo Drive delivers access, flexibility, and functionality in one central location....

- The property is conveniently located 40 minutes to both Rochester and Buffalo airports.
- The building sports a newer rooftop HVAC units that are fully climate-controlled.
- There is a flexible, open layout with potential for demising.
- The property is zoned for light industrial/commercial use.



Rental Rate: \$8.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 12,700 SF

Year Built: 1976

Rental Rate Mo: \$0.67 /SF/MO

1st Floor

Space Available	7,500 SF
Rental Rate	\$8.00 /SF/YR
Contiguous Area	12,700 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 10 Years

For Lease – 8 Apollo Drive, Batavia, NY 12,248 SF Industrial/Flex Space with Multiple Loading Options
Strategically located between Rochester and Buffalo, this versatile 12,248 SF industrial/flex building is ideal for a wide range of users. Featuring 5 drive-in doors, 2 dock-height doors, and modern rooftop HVAC units (heat & A/C), this property is ready for immediate occupancy. Built in 1976, the building has been well maintained and updated to support modern operations. The space can be demised into two separate units, but ownership prefers a single-tenant user. Key Features: 12,248 SF total space (5) Drive-in doors + (2) Dock doors Newer rooftop HVAC units – fully climate-controlled Flexible layout – open floor plan with potential for demising Zoned for light industrial/commercial use 40 minutes to both Rochester and Buffalo airports Whether you're looking for a logistics hub, light manufacturing, distribution, or storage—8 Apollo Drive delivers access, flexibility, and functionality in one central location.

1

1st Floor

Space Available	3,800 SF
Rental Rate	\$8.00 /SF/YR
Contiguous Area	12,700 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 10 Years

For Lease – 8 Apollo Drive, Batavia, NY 12,248 SF Industrial/Flex Space with Multiple Loading Options
Strategically located between Rochester and Buffalo, this versatile 12,248 SF industrial/flex building is broken up into 3 separate sections. Ideal for a wide range of users. Featuring 5 drive-in doors, 2 dock-height doors, and modern rooftop HVAC units (heat & A/C), this property is ready for immediate occupancy. Built in 1976, the building has been well maintained and updated to support modern operations. The space can be demised into two separate units, but ownership prefers a single-tenant user. Key Features: 12,248 SF total space (5) Drive-in doors + (2) Dock doors Newer rooftop HVAC units – fully climate-controlled Flexible layout – open floor plan with potential for demising Zoned for light industrial/commercial use 40 minutes to both Rochester and Buffalo airports Whether you're looking for a logistics hub, light manufacturing, distribution, or storage—8 Apollo Drive delivers access, flexibility, and functionality in one central location.

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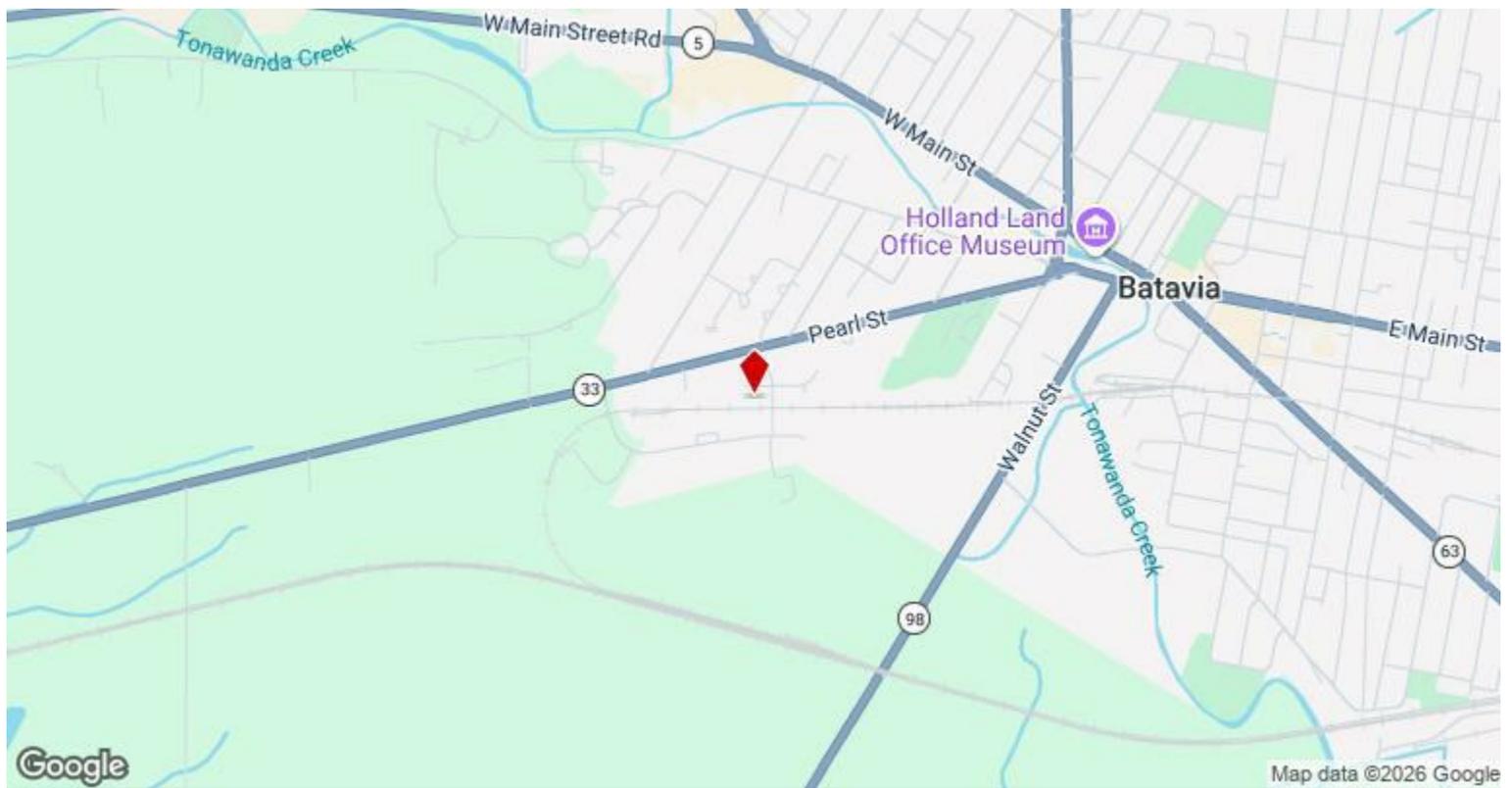
1st Floor

Space Available	1,400 SF
Rental Rate	\$8.00 /SF/YR
Contiguous Area	12,700 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 10 Years

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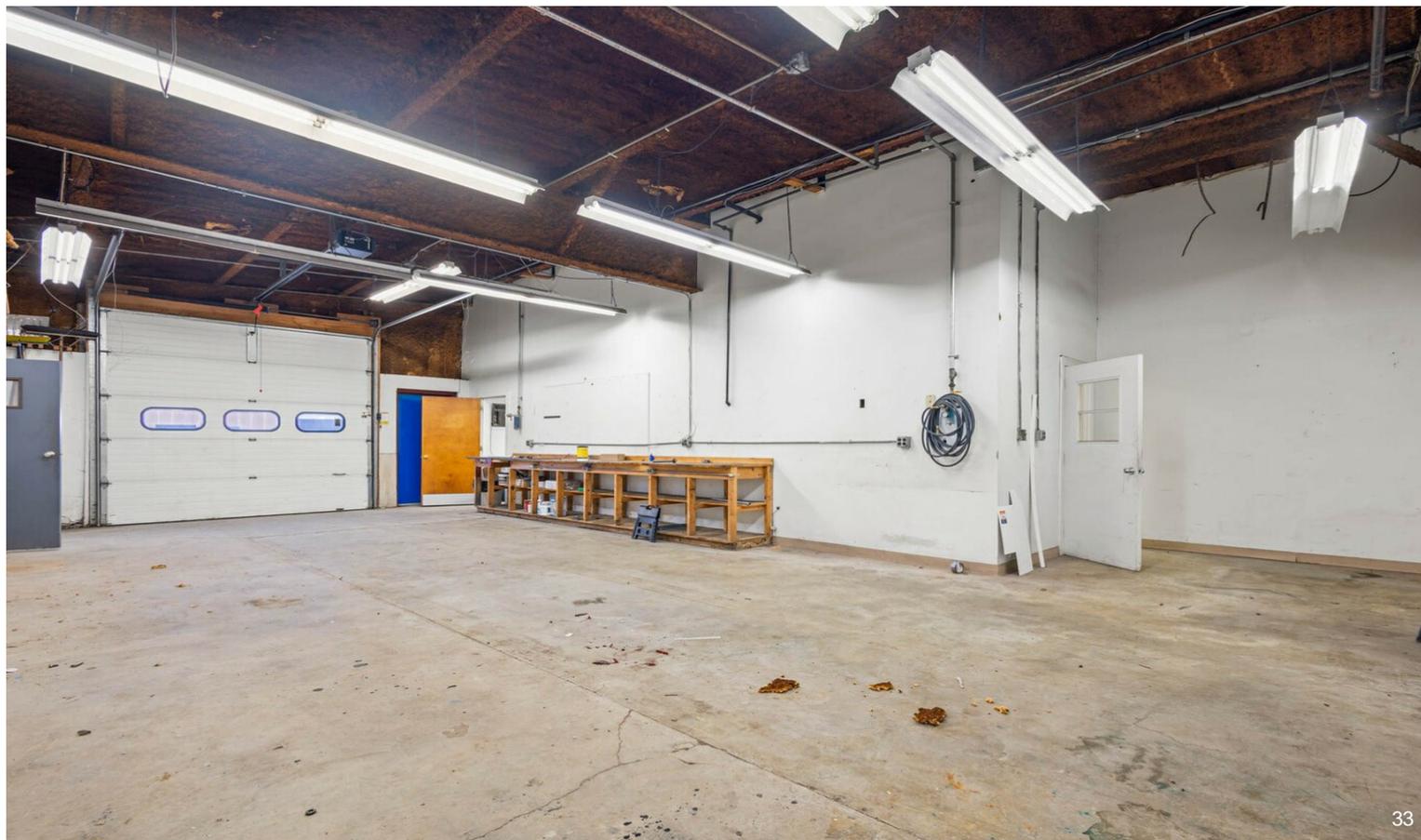
Property Photos



Property Photos

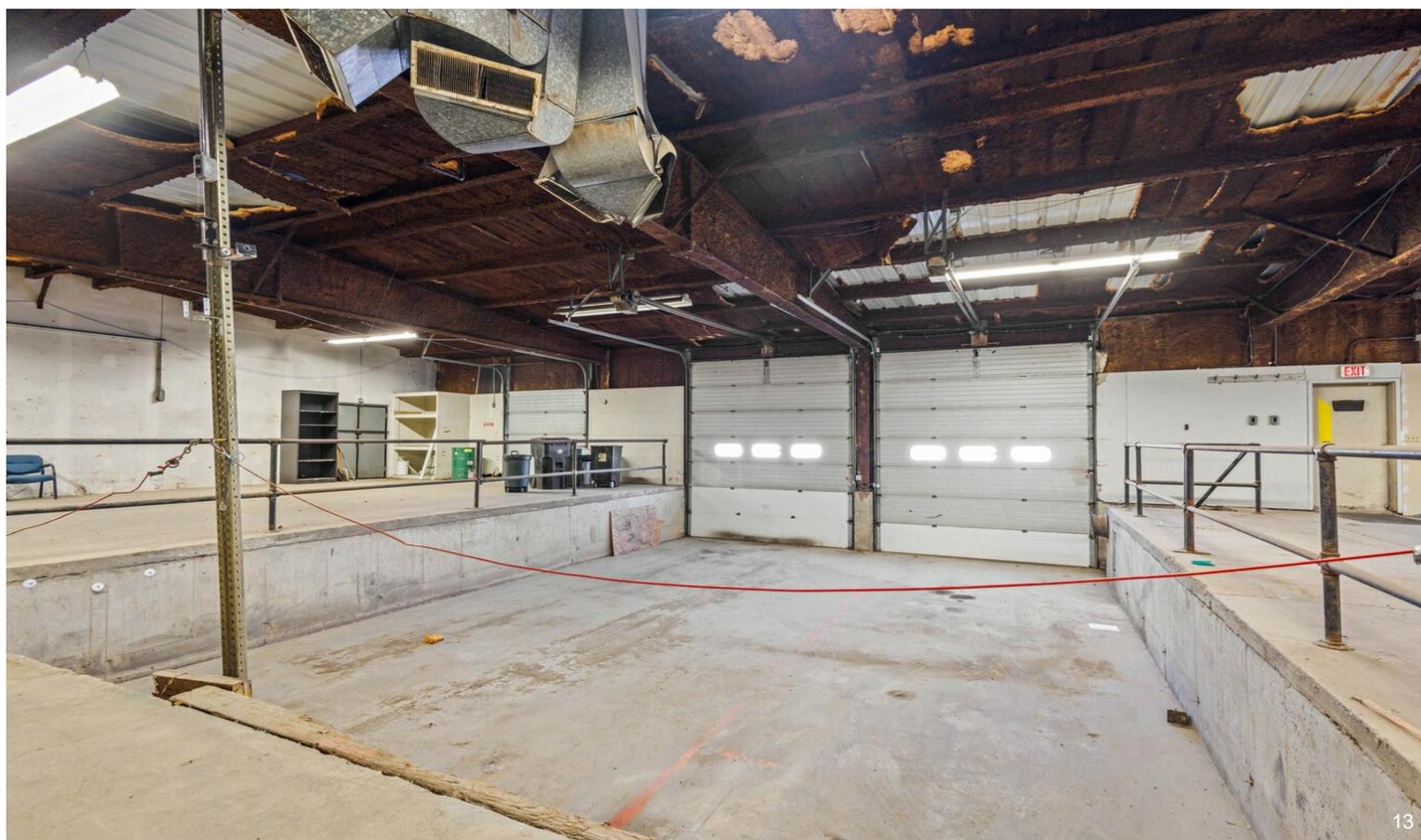
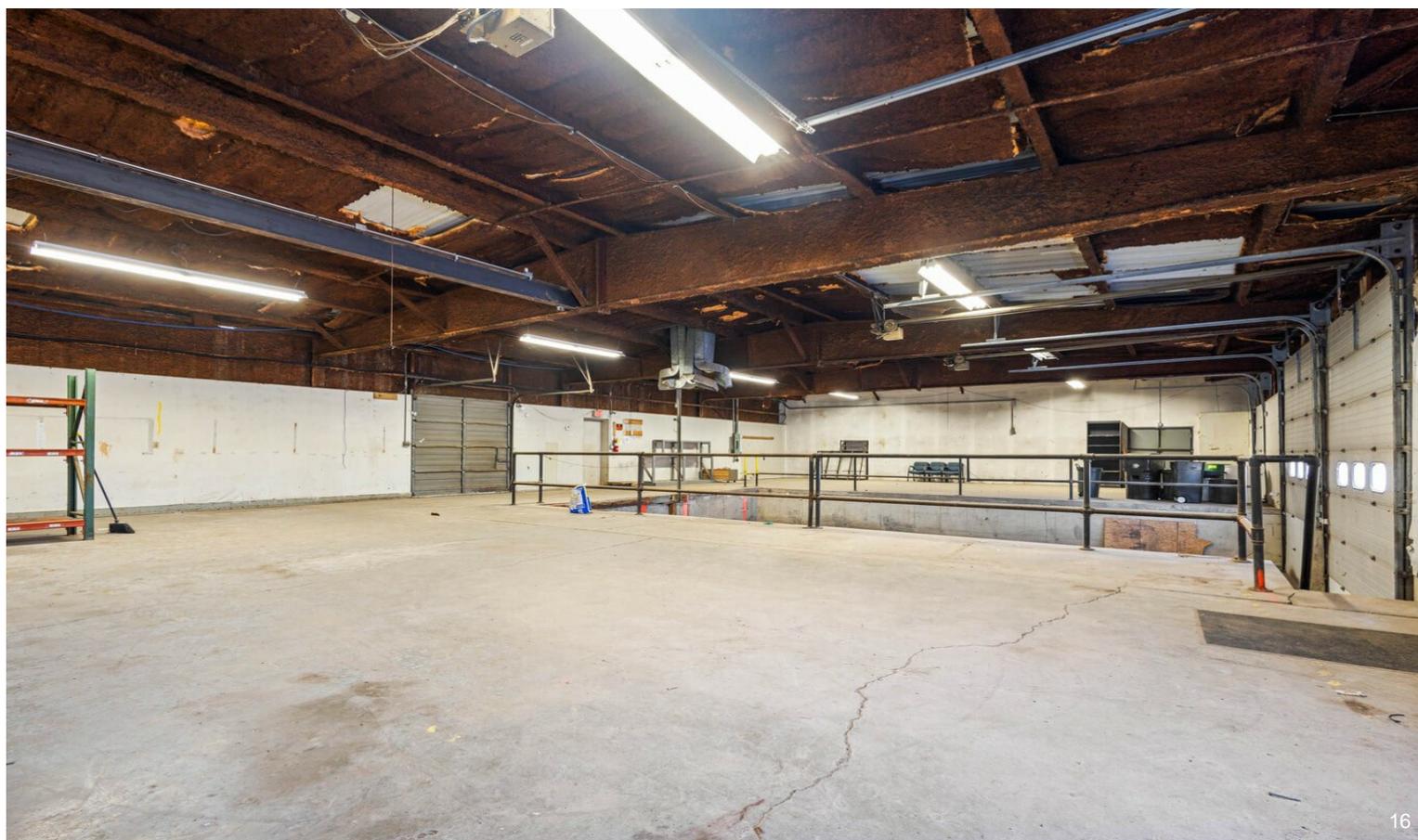


36

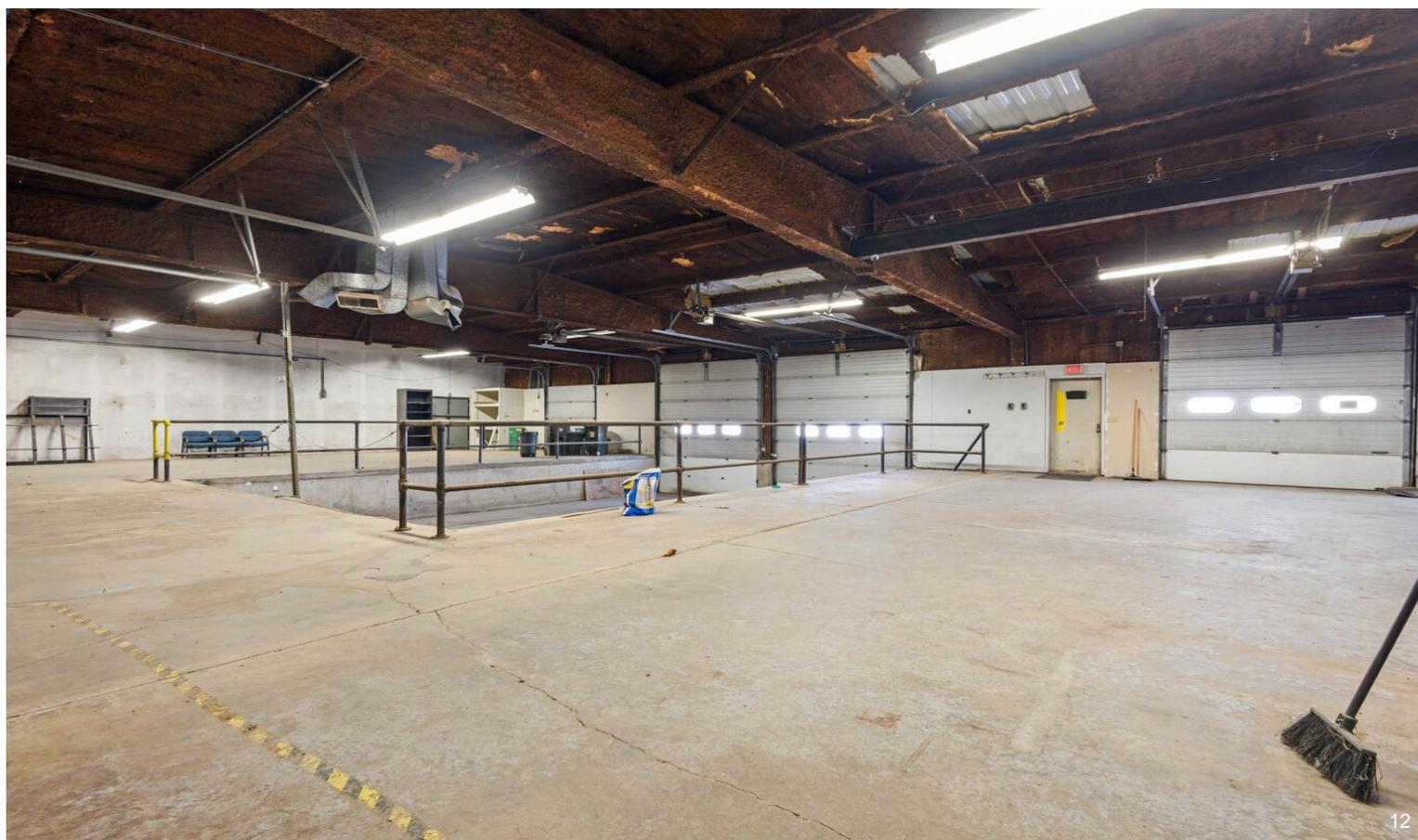


33

Property Photos



Property Photos



12



1

Property Photos



Building Photo