

SALE

1175 E MAIN ST

1175 E Main St Rochester, NY 14609



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	54,674 SF
Available SF:	
Lot Size:	97,806 SF
Number of Units:	1
Price / SF:	\$45.73
Year Built:	1900
Renovated:	2017
Zoning:	C-2
Submarket:	Greater Rochester

PROPERTY HIGHLIGHTS

- ±55,000 SF industrial warehouse located in the heart of Rochester's infill industrial corridor
- Stabilized with a national tenant providing immediate cash flow
- Approximately two years remaining on lease, plus two (1)-year renewal options
- Defined lease rollover creates flexibility for re-tenanting or future owner occupancy
- Functional clear height mix with 10', 14', and predominantly 20' clear
- Two (2) loading docks with 3rd truck height door supporting efficient distribution and warehouse operations
- Recently updated office space, minimizing near-term capital expenditures
- Efficient warehouse layout suitable for distribution, logistics, or light manufacturing
- Infill location offering strong access to labor, transportation routes, and downtown Rochester
- Ideal for investors seeking stable income with upside, or owner-users planning a near-term transition

Nicholas Torpey
(585) 260-2479



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PROPERTY DESCRIPTION

1175 E Main Street, Rochester, NY 14609 presents a rare opportunity to acquire a 55,000± SF industrial warehouse in a highly functional, infill location within the City of Rochester. The property is stabilized with a national tenant, offering near-term income with approximately two years remaining on the lease, plus two (1)-year renewal options, providing future flexibility for repositioning or owner occupancy.

The warehouse features a functional mix of clear heights, including 10' and 14' clear areas, with the majority of the building offering approximately 20' clear, allowing for efficient racking, storage, and operational flexibility. Additional features include two loading docks and recently updated office space finished to a modern standard.

This offering is well suited for an investor seeking stable cash flow with defined lease rollover, or an owner-user looking to secure a well-located industrial facility with a short-term lease-back strategy prior to occupying the property.

LOCATION DESCRIPTION

Located in the heart of Rochester, NY, the property offers prime access to a range of industrial and manufacturing amenities. Situated near major transportation routes, including highways and airports, the area provides seamless logistics and distribution opportunities. Nearby, reputable industrial parks like Eastman Business Park and Greater Rochester International Airport offer convenient resources for manufacturing and production needs. Additionally, the location provides access to a skilled workforce due to its proximity to technical and vocational schools, as well as renowned universities. With a bustling industrial market and a supportive business environment, the area surrounding the property is a strategic choice for manufacturing and industrial tenants.

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