

FOR SALE: 63 Pixley Industrial Parkway

An aerial photograph of an industrial site in winter. A large, white, single-story warehouse with a brown roof is the central feature. To its right is a parking lot filled with various vehicles, including cars and trucks. To the left of the warehouse is a large, open area covered in snow, where numerous orange and yellow construction vehicles, including excavators and cranes, are parked in neat rows. The site is surrounded by bare trees and a snow-covered landscape. In the background, a multi-lane highway runs diagonally across the frame, with a few vehicles visible. The sky is overcast with grey clouds.

63 Pixley Industrial Parkway, Rochester, NY 14624



63 Pixley Industrial Parkway, Rochester, NY 14626



- Year Built - 2005
- Zoning: GI-General Industrial
- Tax ID: 118.20-2-92.21
- Sale Price: \$3,800,000
- Lease Rate: \$25,000 per month, triple net
- Roof: Standing Seam Metal
- Size: 11,536 Square Feet
- Land Size: 9.02 Acres
- HVAC: Office Fully Heated/Cooled, Radiant Heaters in Shop
- Grade Doors: 6
- Sprinklers: Yes
- Description: Turn-key equipment rental facility available for sale or lease with unbeatable frontage along the I-490 expressway offering exposure to approximately 40,000 vehicles per day. The facility sits on just over 9 acres and includes an office/sales area in the front with shop space in the rear and access to a partially fenced yard space. The location is incredibly easy to access, just a two-minute drive from Exit 33 at Buffalo Road with ample on-site parking and nearby amenities for employees.

Adam Rooney

Real Estate Broker

Adam@benchmarkra.com

585.489.9512

898 S Clinton Ave | Rochester, NY 14620

