



moore corporate real estate

60 SAGINAW DRIVE



FOR LEASE: 7,500 SQUARE FEET OFFICE, MANUFACTURING & YARD SPACE

- **Address:** 60 Saginaw Drive, Rochester, New York 14623
- **Location:** Adjacent to main post office, off of Jefferson Road.
- **Town/County:** Town of Henrietta/Monroe County
- **Zoning:** Industrial
- **Site Size:** 4.0 acres
- **Available Space:** 7,520 Square Feet – Office/Showroom: 1,880 SF
Warehouse/Mfg.: 5,640 SF
- **Lease Rate:** \$9.50 psf, Triple Net
- **OPEX:**
- **Occupancy:** Available immediately
- **Parking:** 30 spaces
- **Ceiling Height:** 14' – 15'
- **Lighting:** LED
- **Overhead Doors:** 2 – 10' x 12'
- **Sprinklers:** Yes
- **Electrical Services:** 3-phase, 480 Volt, 1200 Amps
- **HVAC:** Gas forced air heat
- **Property Description:** 7,520 square feet of office, manufacturing and warehouse space. The space has been freshly painted with new LED lighting. Landlord has recently put on a new rubber membrane roof and has plans to paint the exterior of the building in Spring, 2025.

1892 s. winton road., suite 100
rochester, ny 14618
phone: 585.546.4170
fax: 585.546.3587
www.moorecre.com