



moore corporate real estate

## Canal Ponds Business Park



### FOR SALE: 15 ACRE DEVELOPMENT PARCEL

- **Address:** Pinewild Drive Rochester, New York 14606
- **Location:** Canal Ponds Business Park, located to the west of Lexington & Ridgeway Ave exits off the I-390 expressway.
- **Town/County:** Town of Greece/Monroe County
- **Current Zoning:** BG – General Business (Most favorable zoning classification)
- **Site Size:** 15.00 Acres
- **Tax Account #:** 089.04-1-14.11
- **Sale Price:** **\$3,500,000**
- **Utilities:** All public utilities service the site
- **Property Description:** Highly desirable 15 acre parcel located at the corner of Pinewild Drive & Lingleaf Boulevard. Site is adjacent to the former Gannett Newspaper facility and across the street from LeChase Construction. Immediate accessibility to I-390 expressway. The zoning for the property allows for professional office, medical office and healthcare.
- **Park Businesses** BJ's Wholesale, University of Rochester, LeChase Construction, Johnson & Johnson, RES Exhibits, DCI Construction, Summit Federal Credit Union, Home2 Suites by Hilton, WoodSpring Suites

*No warranty or representation, expressed or implied, is made by Owner, Moore CRE, its agent or any of their related entities as to the accuracy or completeness of the information contained herein*

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