

INDUSTRIAL/OFFICE SPACE

3111 Winton Rd S
Rochester, NY 14623

DONOVAN
REAL ESTATE SERVICES

ANCHOR
Real Estate Advisors



INDUSTRIAL PROPERTY FOR LEASE

Brian Donovan
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Joe Rowely, Jr.
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RETAIL BROKERS
NETWORK
ICSC

INDUSTRIAL/OFFICE SPACE

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PROPERTY DESCRIPTION

88,000 SF Industrial building that is currently built out as an office/call center with a large warehouse space for storage. Roughly 80% of the building is built out as professional office space & call center space. The buildout is first-rate, with cubicles in large bullpen spaces, as well as private offices, conference rooms, break rooms, lobby with reception area, secure IT infrastructure rooms, and a health & fitness room. The warehouse space has 18' Clear Height and two overhead doors at grade.

LOCATION DESCRIPTION

Located on South Winton Road across from Valley Cadillac, this building is in the town of Henrietta in the Rochester, NY MSA. The building is just three minutes away from I-590 on- and off-ramps and four minutes from I-390 on- and off-ramps. This close proximity to both I-590 and I-390 allows for multiple access points to highways for efficient transit to and from the site.

PROPERTY HIGHLIGHTS

- 18' Clear Height
- Built out with professional office & call center space
- Two at-grade overhead doors
- Large parking field
- Less than 5 minutes to two highways

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	10 Acres
Building Size:	88,450 SF

ELECTRICAL SERVICE

- Exterior 500kVa Transformer
- Interior 1200 Amp 480V panel
- Interior 1200 Amp 240V Panel

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SCALE: 1/16" = 1'-0"

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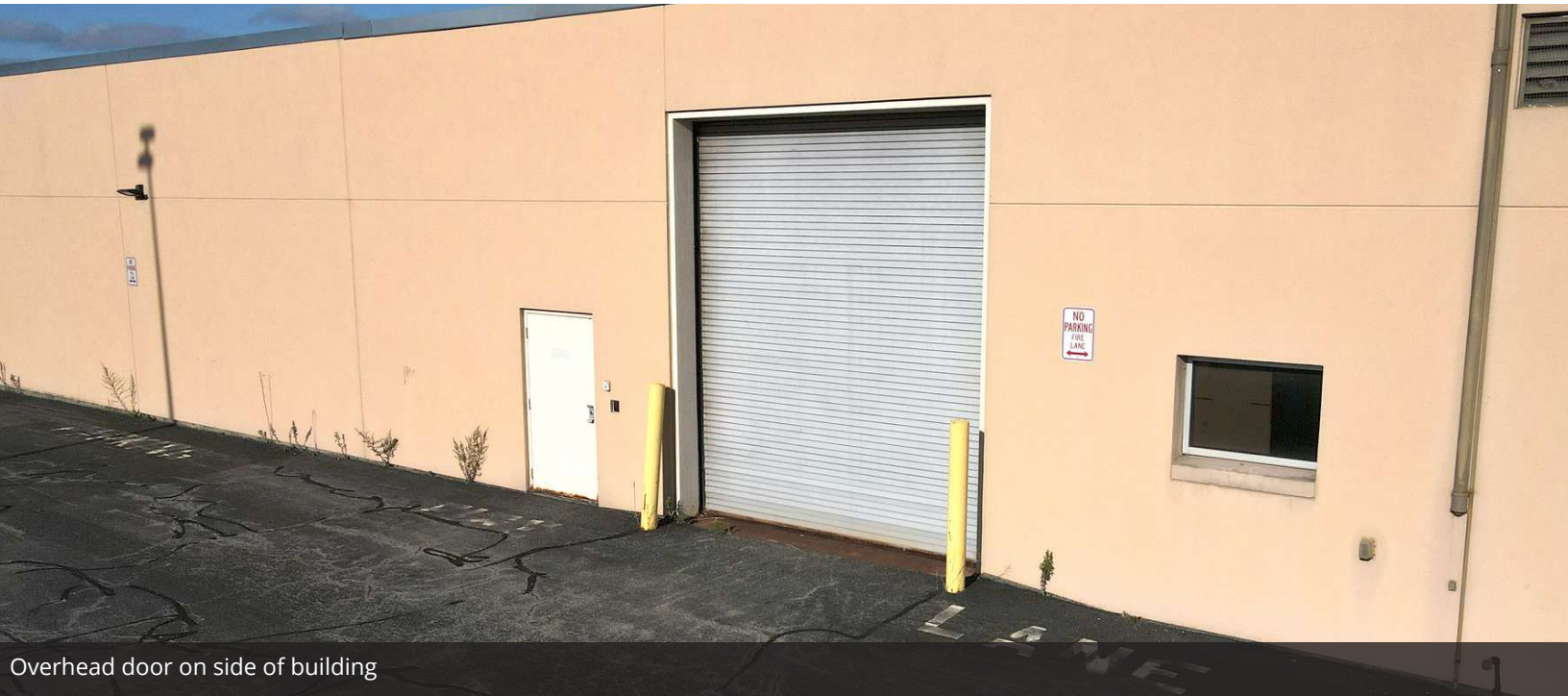
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Overhead door on side of building



Overhead door in the rear of the building

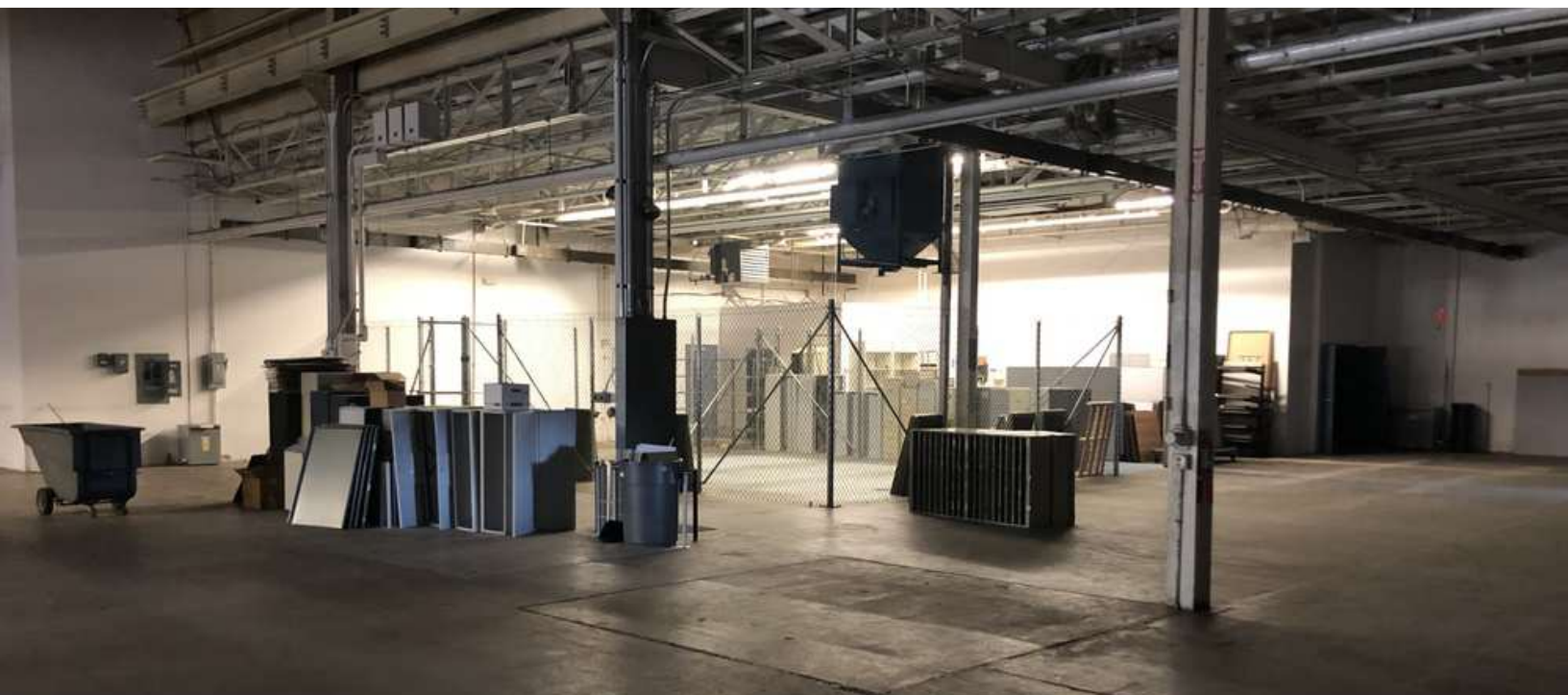
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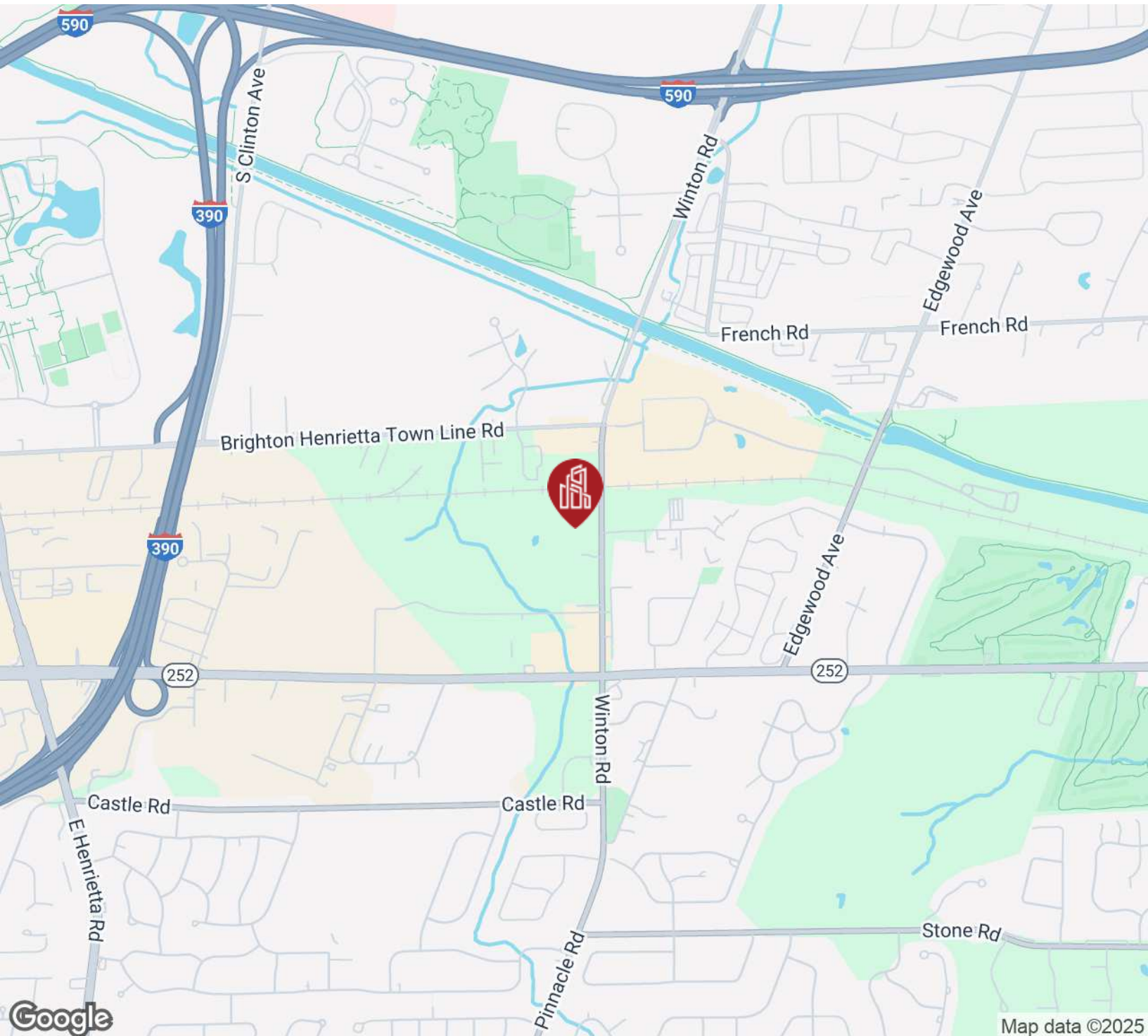
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