

# Industrial Space

24,000 Square Feet

600 West Avenue  
Rochester, NY 14611

Fenced Yard With Outside Storage & Truck Parking Available



## Offering Overview

24,000 square foot industrial property with easy access to major truck routes via Buffalo Road and Mt Read Blvd exit of I-490. The property is fully fenced offering space for outside storage or truck parking. Competitive lease rate and terms available.

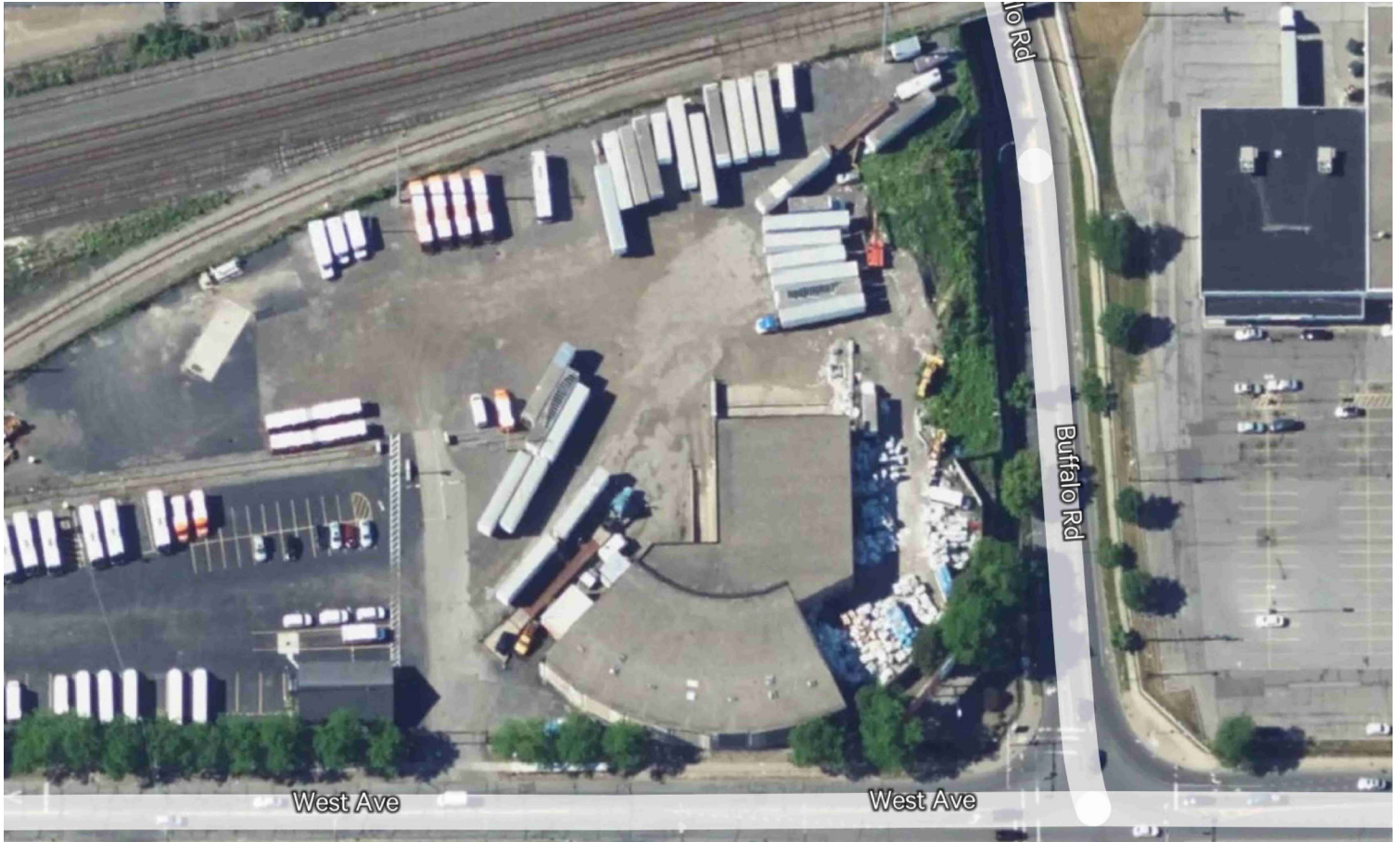
## Offering Details

- + 24,000 Square Feet Available
- + Fenced Yard, Outside Storage, Trailer Parking
- + Lease Rate Negotiable

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For Lease



# Property Overview

- + 24,000 SF Available
- + 16'-24' Clear Height
- + 1 Exterior Dock, 5 Interior Docks
- + 2 Grade Level Doors
- + 480V, 800 Amp, 3 Phase Service
- + Truck Parking / Outside Storage
- + 100% Fenced
- + Truck Scale
- + Rail Access - Rochester & Southern Rail Service, 500' Rail Spur, Rail Scale
- + Central Location
- + Good Highway Access

## Contact Us

### Patrick Wahl

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Licensed Real Estate Salesperson

### Harry Gleason, SIOR

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### CBRE Upstate NY

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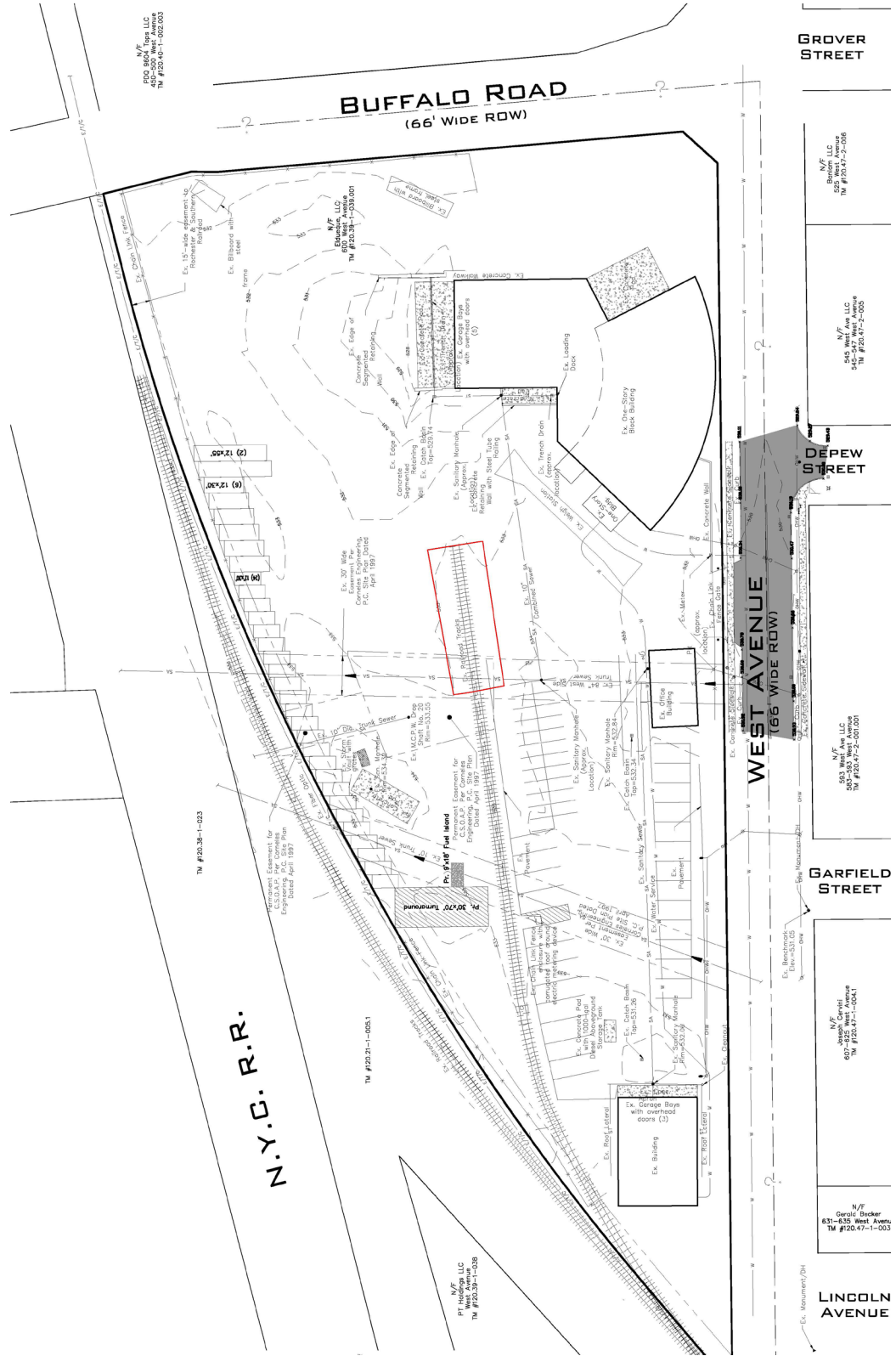
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- SURVEY REFERENCES**
- This topographic survey was prepared from notes of an instrument survey conducted on June 1, 2015 by Landtech Surveying & Mapping, Inc.
  - Site benchmarks on monument near intersection of easterly right-of-way of West Ave and westerly right-of-way of Garfield Avenue, by Corbett Engineering, P.C., April 1987.
  - Record Mapings section Site Plan from Metal Company - 600 West Ave., by Corbett Engineering, P.C., April 1987.
  - Lotter 10252 of Books, Page 383.
  - All distances and angles are referenced from Record Mapping Corbett Engineering, P.C., April 1987 - 600 West Avenue, by Corbett Engineering, P.C., April 1987.



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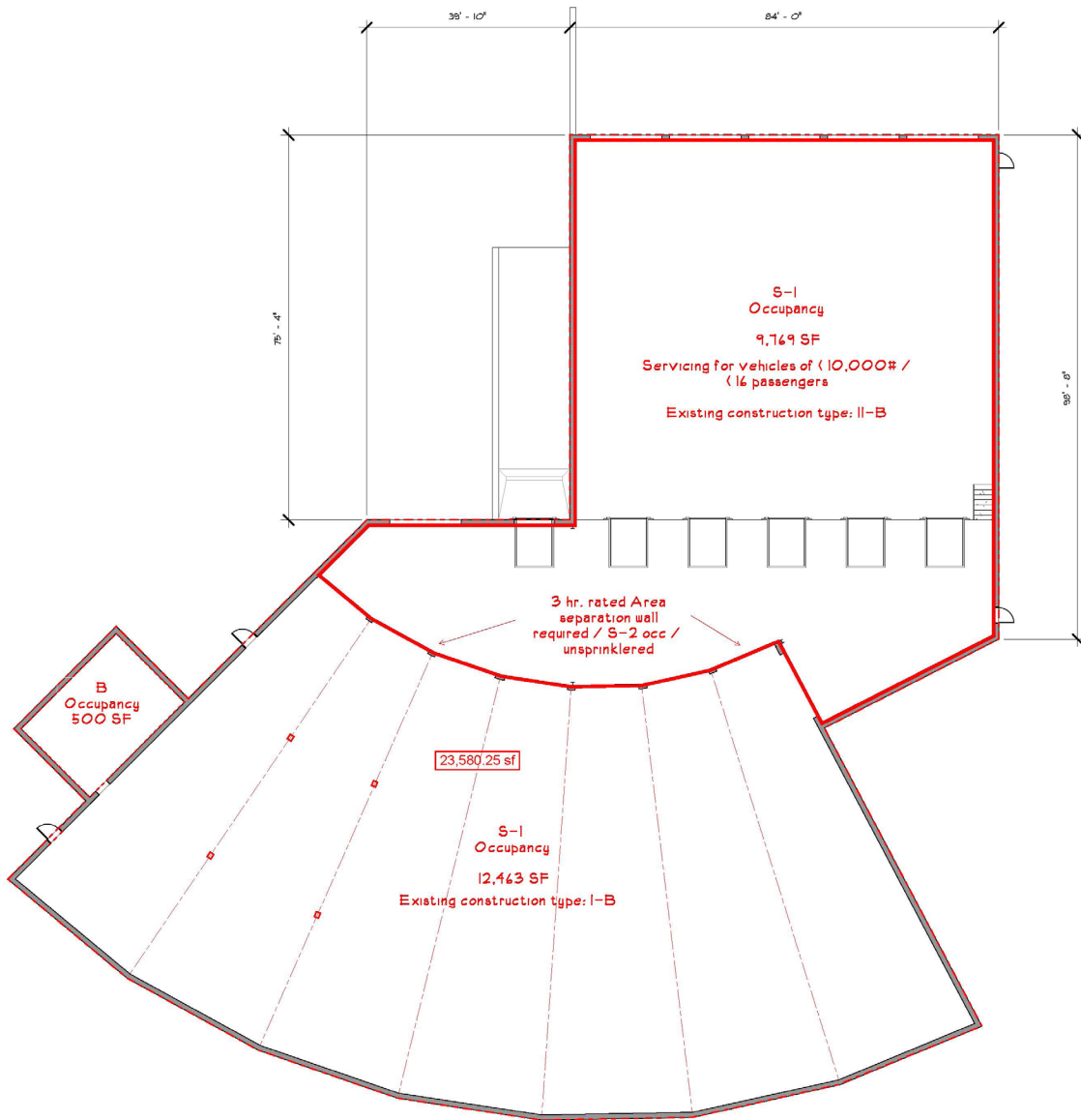
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1 EXISTING 1ST FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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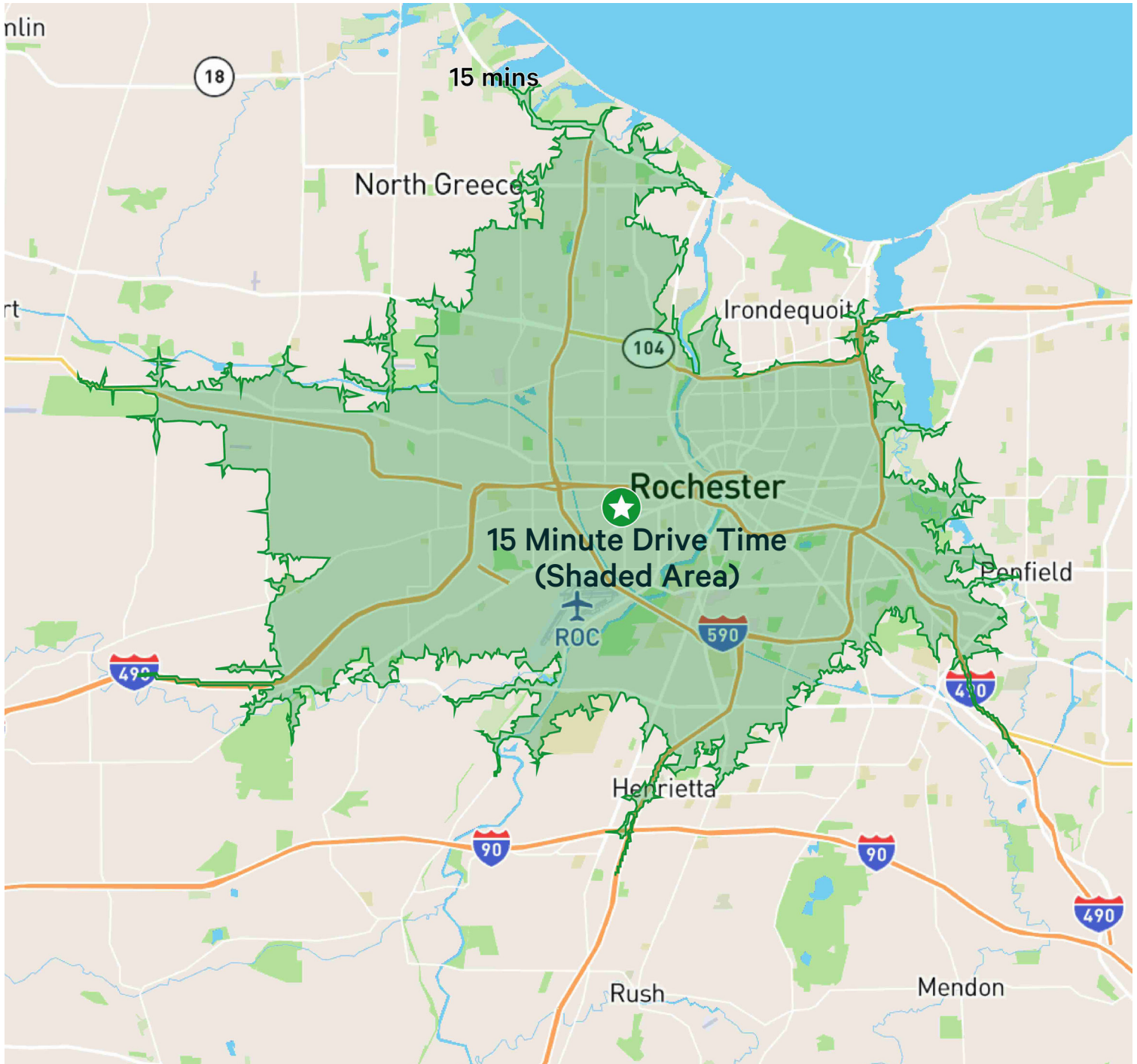
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