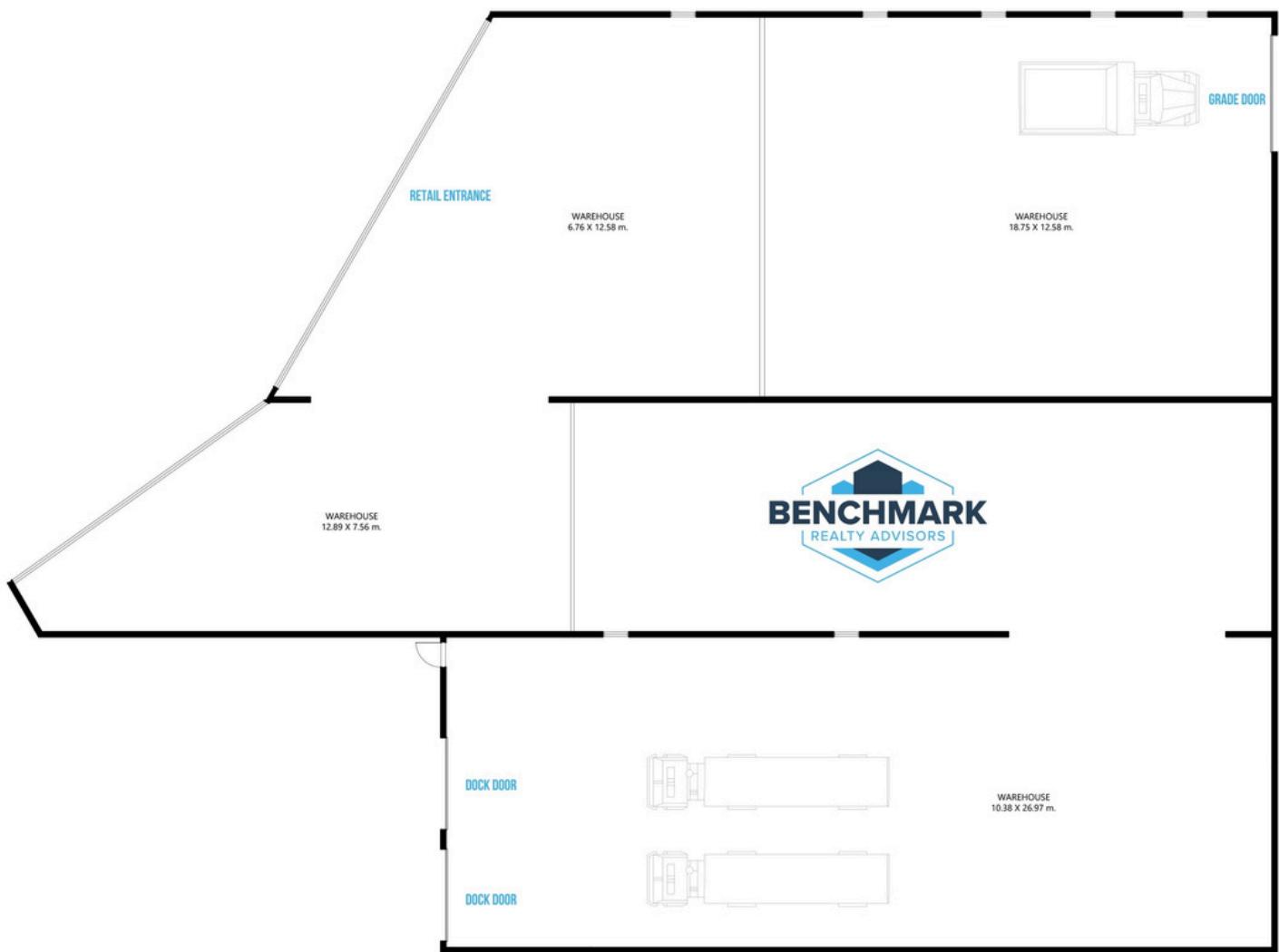


FLEX SPACE For Sale or Lease



59-69 Lyell Ave | Rochester, NY 14608





Now available for sale or lease, 59-69 Lyell Avenue offers an opportunity for an owner-user to establish operations in a highly adaptable 12,230± SF flex building located just minutes from Downtown Rochester. With immediate access to I-490, the former home to Petrillo's Bakery & Coffee Bar features a large retail storefront with warehouse space in the rear, ideally suited for food production, service trades, light manufacturing, or showroom uses. Situated on a 0.55 acre site, the building holds 12-13ft ceilings and includes three (3) dock-high loading doors—two (2) measuring 8'x8' and one (1) 9'x9'—allowing for efficient logistics. Recent upgrades include a brand new 400 amp, single-phase electrical service with the potential to expand to a 1,200 amp, 3-phase service based on user needs. A new interior LED lighting package is also being installed throughout the space. With its strong street presence between the corners of North Plymouth Ave and State Street, scalable infrastructure, and flexible layout, this building offers a great opportunity for an owner-operator seeking a combination of functionality, visibility, and long-term growth potential.

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