

FOR SALE



## Dean Parkway Industrial Park

6298 Dean Pkwy  
Ontario, NY 14519



Michael Conroy

**585.735.7739**

michael.conroy@expcommercial.com  
www.expcommercial.com

Richard Rock

**585.217.7800**

richard.rock@expcommercial.com  
www.expcommercial.com

# Property Summary

6298 Dean Pkwy, Ontario, NY 14519

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## PROPERTY HIGHLIGHTS

- ±8,892 SF multi-tenant industrial building
- Built in 2022 – modern construction and systems
- 5,298 SF available for owner occupancy or lease
- Existing tenant provides immediate income
- Solar and Geothermal Systems
- Flexible layout suitable for service, light industrial, or contractor use
- 1.04-acre site with on-site parking and truck access
- Ideal for owner-user with supplemental rental income
- Located within an established industrial park environment

## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Sale Price:    | <b>\$1,095,000</b> |
| Lot Size:      | 1.04 Acres         |
| Building Size: | 8,892 SF           |

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# Property Description

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## PROPERTY DESCRIPTION

6298 Dean Parkway is a recently constructed, multi-tenant industrial building that offers a flexible ownership opportunity for both investors and owner-occupants. Built in 2022, the property comprises approximately 8,892 square feet and is currently partially occupied, providing immediate income, with additional space available for owner occupancy or future leasing.

The building features modern construction, efficient layouts, and enhanced operating efficiency through solar and geothermal systems that reduce long-term utility costs. With one tenant in place and a 5,298 SF suite becoming available, the property offers the option to stabilize additional income or accommodate an owner-user while maintaining existing cash flow.

This opportunity combines new-construction quality, operational efficiency, and flexibility in a limited-supply, small-bay industrial market.

## LOCATION DESCRIPTION

The property is located within the Dean Parkway Industrial Park in Ontario, New York, a well-established industrial corridor in Wayne County. The area provides convenient access to NYS-Route 104 and Interstate 490, offering efficient connectivity to Rochester and the greater Finger Lakes region.

Ontario's business-friendly environment, lower operating costs than Monroe County, and proximity to major transportation routes make the location attractive to contractors, service companies, and light-industrial users. The property is approximately 30 minutes from the Frederick Douglass Greater Rochester International Airport and benefits from access to a regional workforce and supplier network.

The combination of accessibility, affordability, and limited small-bay industrial inventory supports strong long-term demand for owner-users and local businesses.

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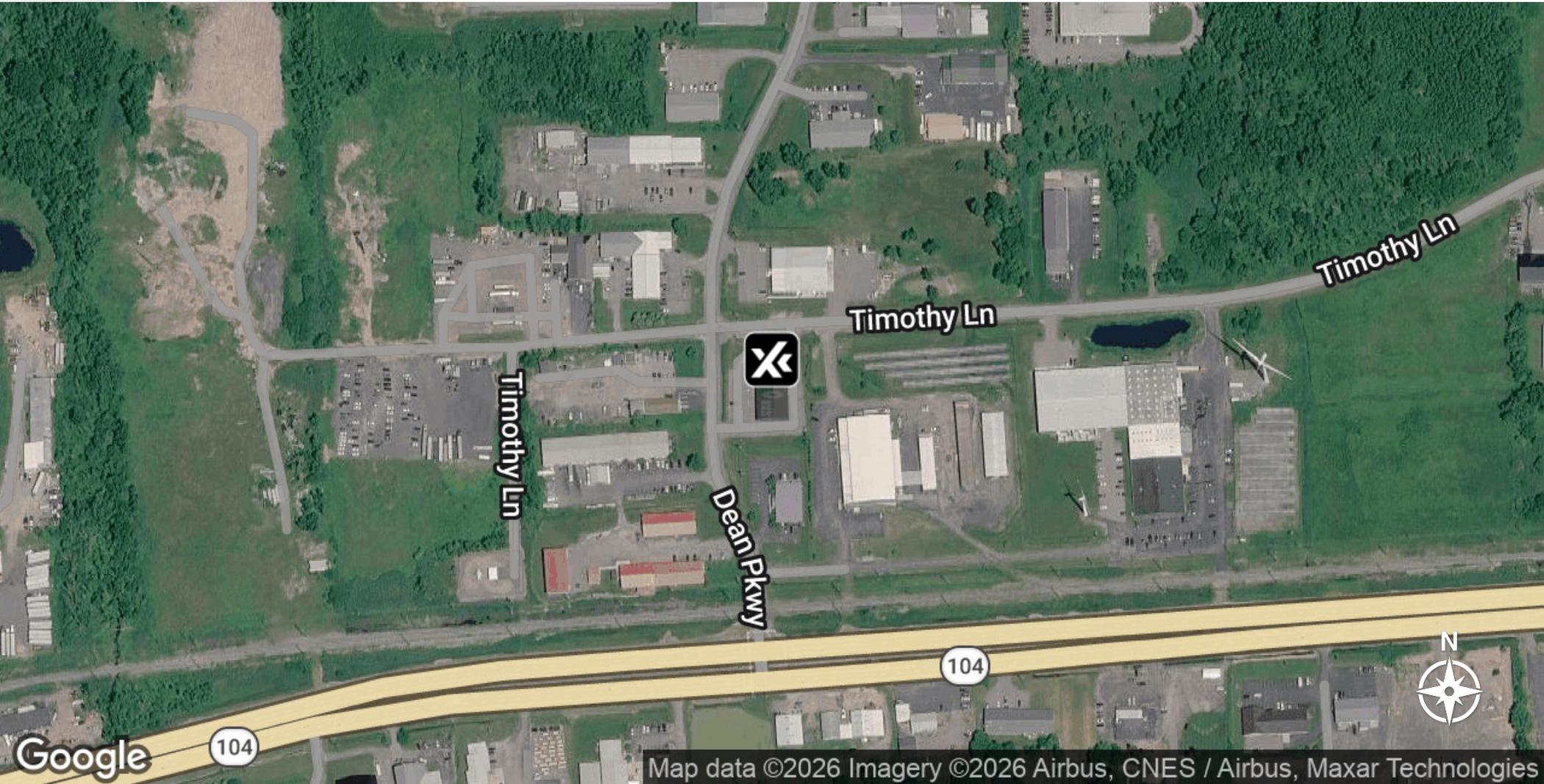




# Location Map

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# Site Plans

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# Meet the Team

6298 Dean Pkwy, Ontario, NY 14519

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**MICHAEL CONROY**

Advisor

**Direct:** 585.735.7739 **Cell:** 585.802.3327  
michael.conroy@expcommercial.com



**RICHARD ROCK**

**Direct:** 585.217.7800 **Cell:** 585.217.7800  
richard.rock@expcommercial.com



NY #10301218830 // NC #360675

NY #30R01055945

Michael Conroy

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Richard Rock

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