

Industrial Space

18,731 Square Feet

600 West Avenue
Rochester, NY 14611

Fenced Yard With Outside Storage & Truck Parking Available

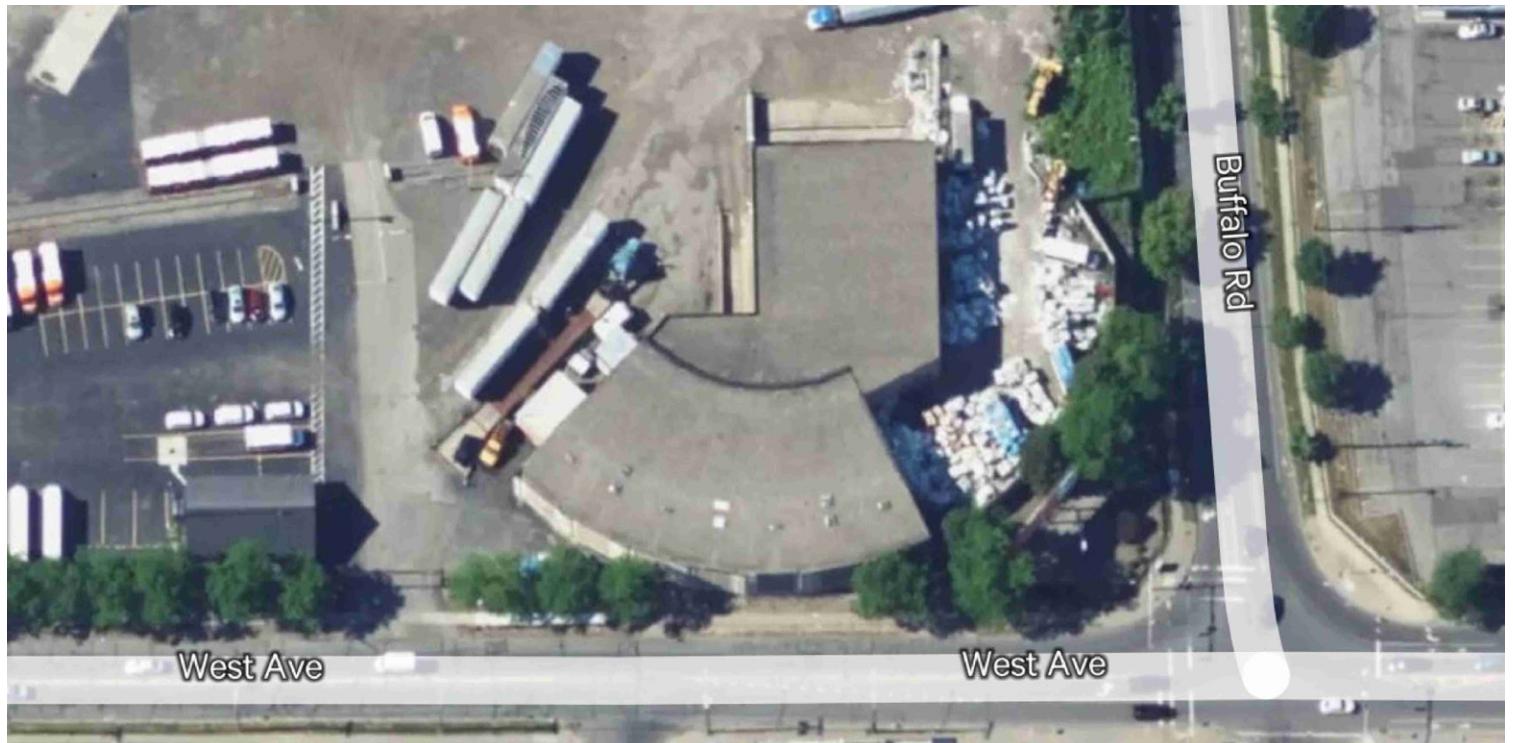


Offering Overview

18,731 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

- + 18,731 Square Feet Available
- + Fenced Yard, Outside Storage, Trailer Parking
- + Warehouse Lease Rate \$5.00/sf NNN



Property Overview

- + Available Space:
 - 18,731 SF Warehouse Space
- + Truck Parking / Outside Storage
- + 100% Fenced
- + Truck Scale
- + Rail Access - Rochester & Southern Rail Service, 500' Rail Spur, Rail Scale
- + 6.20 Acres
- + Central Location
- + Good Highway Access
- + Warehouse Space, 18,731 SF
 - Up To 24' Clear Height
 - 1 Exterior Dock, 2 Grade Level Doors
 - Multiple Electric Services, Up To 480V, 800 Amp, 3 Phase Service

Contact Us

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Licensed Real Estate Salesperson

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CBRE Upstate NY

1350 University Ave, Ste 100

Rochester, NY 14607

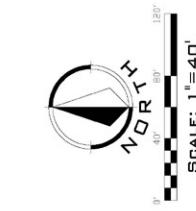
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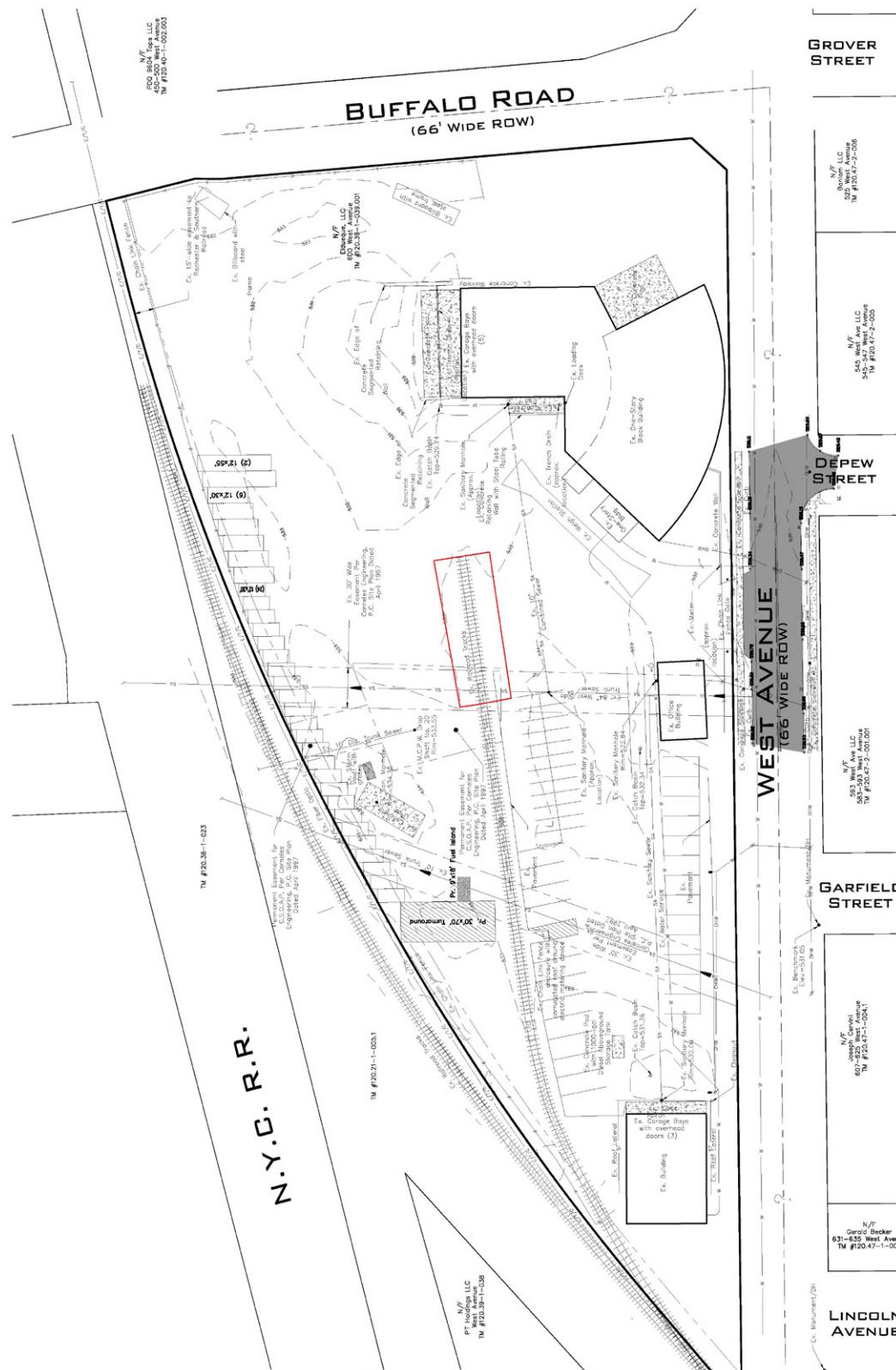
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For Lease



SURVEY REFERENCES

1. Total Surveyor's Survey with Surveyor's Notes of an Instrument
Report, P.L.C. on June 5, 1994 by Daniel W. Lundberg & Associates, Inc.
2. Site Survey on Improvement, Major Intersection of University Street and 6th Avenue and western right-of-way of Garfield Avenue, by Gossen & Engineers, Inc., April 1997.
3. Reuse Mapping entitled Site Plan from Frank Metal Company - 600 West Avenue, by Gossen & Engineers, Inc., April 1997.
4. U.S.W. #2002 of Deed, Page 383.
5. All documents and copies are furnished from Reuse Map, entitled Site Plan from Frank Metal Company - 600 West Avenue, by Gossen & Engineers, Inc., April 1997.



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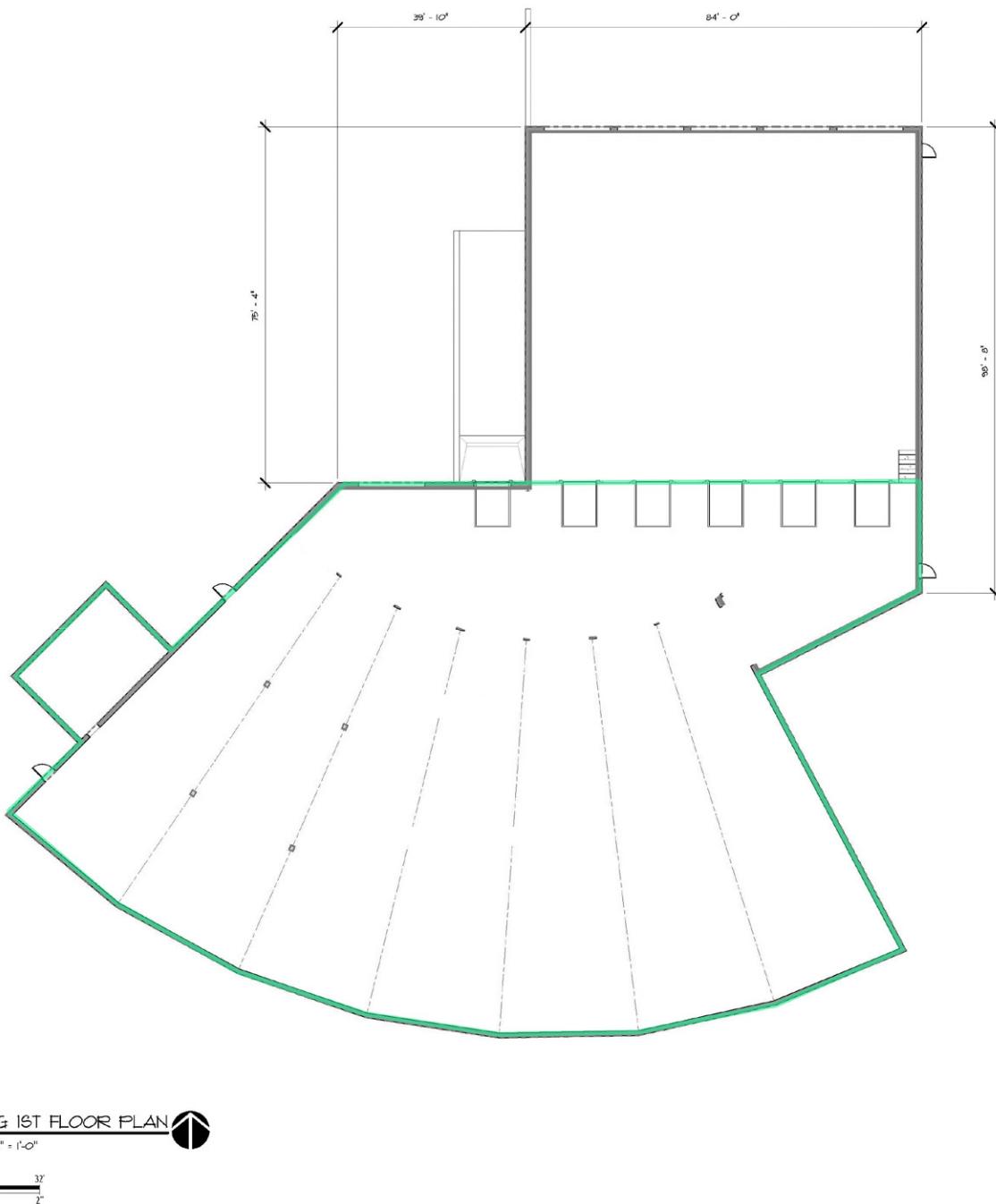
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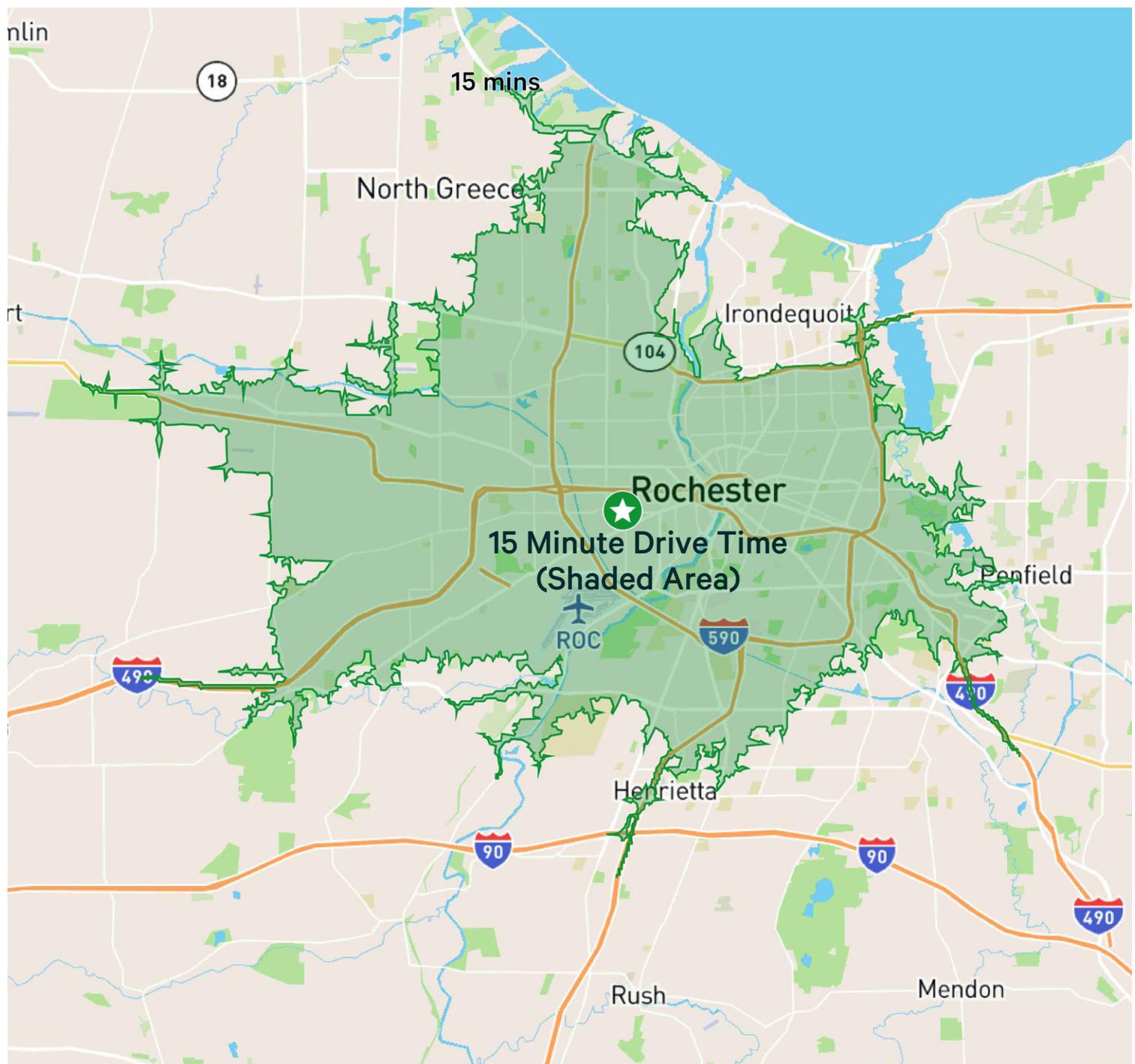
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