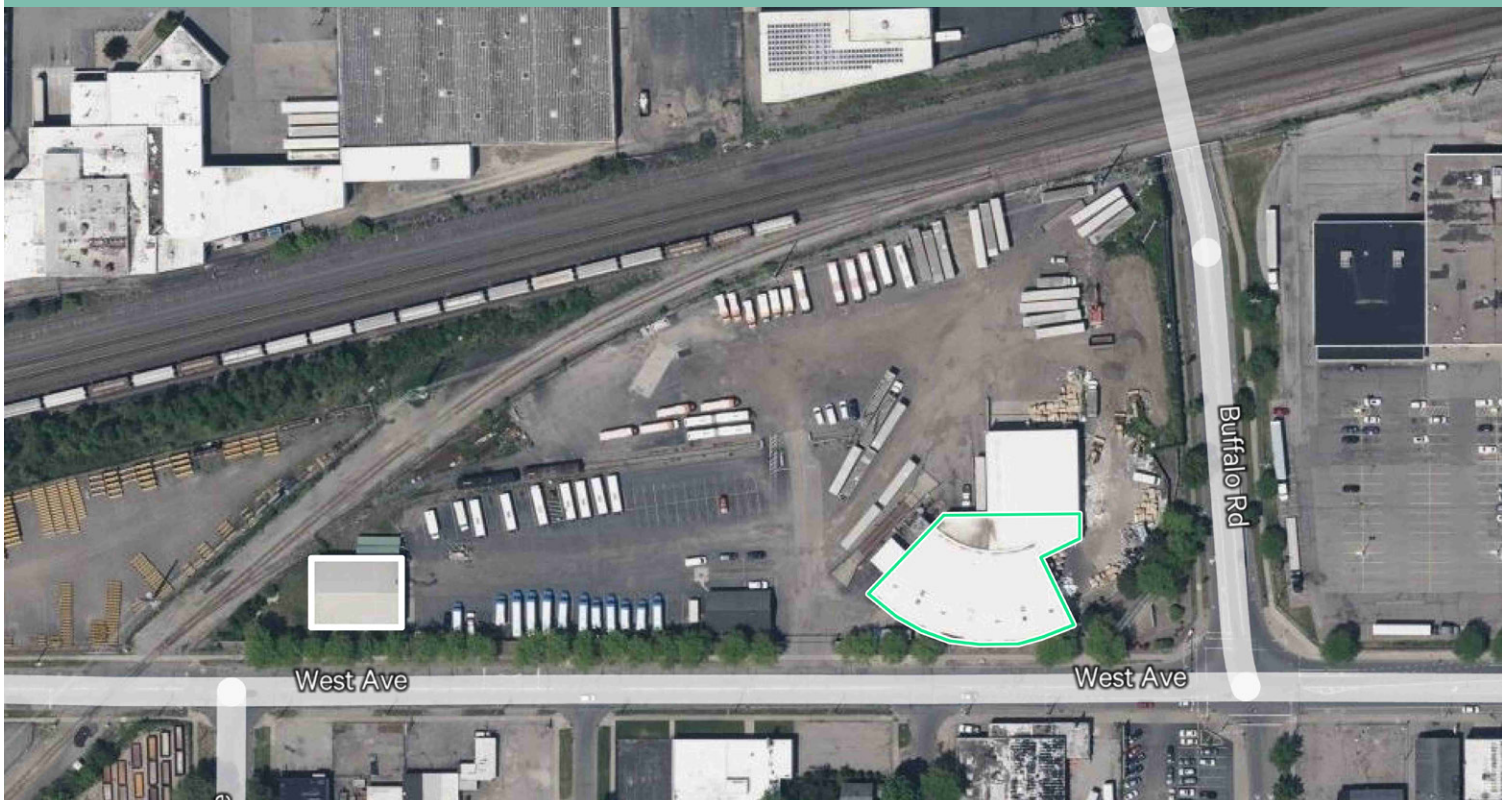


Industrial Space

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.

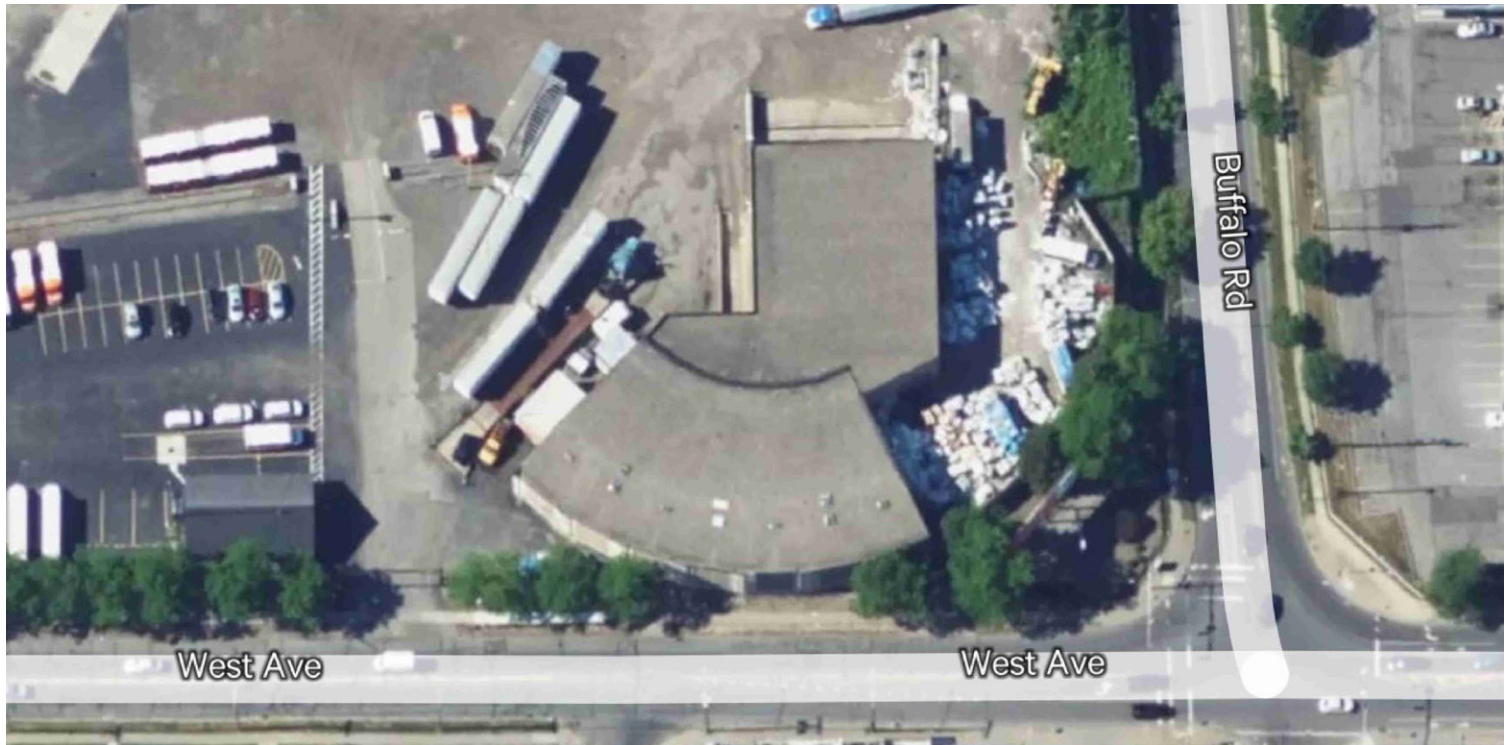
Offering Details

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

Industrial Space

600 West Ave | Rochester, NY 14611

For Lease



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

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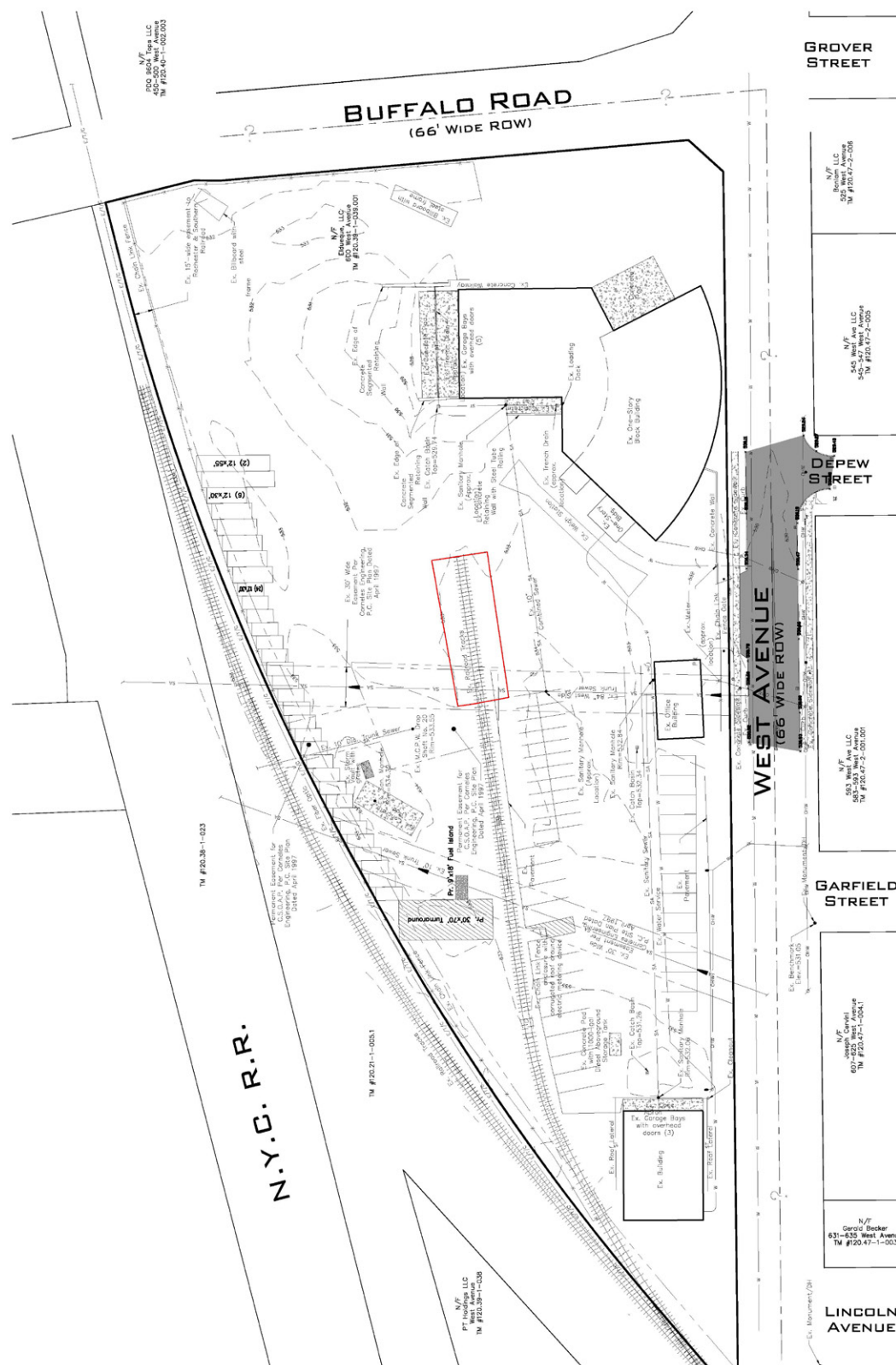
600 West Ave | Rochester, NY 14611

For Lease



SURVEY REFERENCES

- The topographic survey was prepared from notes of an instrument party organized on June 1, 1915 by Garrison Surveying & Mapping, P.L.C.
- Site documents, on monument, near intersection of westerly right-of-way of West Ave. and westerly right-of-way of Carnegie Street, Elevation 331.00.
- A Record Mapping entitled Site Plan Frank Metal Company - 600 West Avenue, by Corvins Engineering, P.C., April 1987.
1. Liber 10052 of Deeds, Page 383.
2. All distances and angles are referenced from Record Mapping entitled Site Plan Frank Metal Company - 600 West Ave., by Corvins Engineering, P.C., April 1987.



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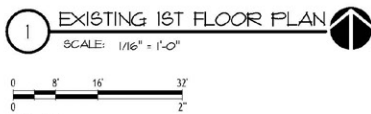
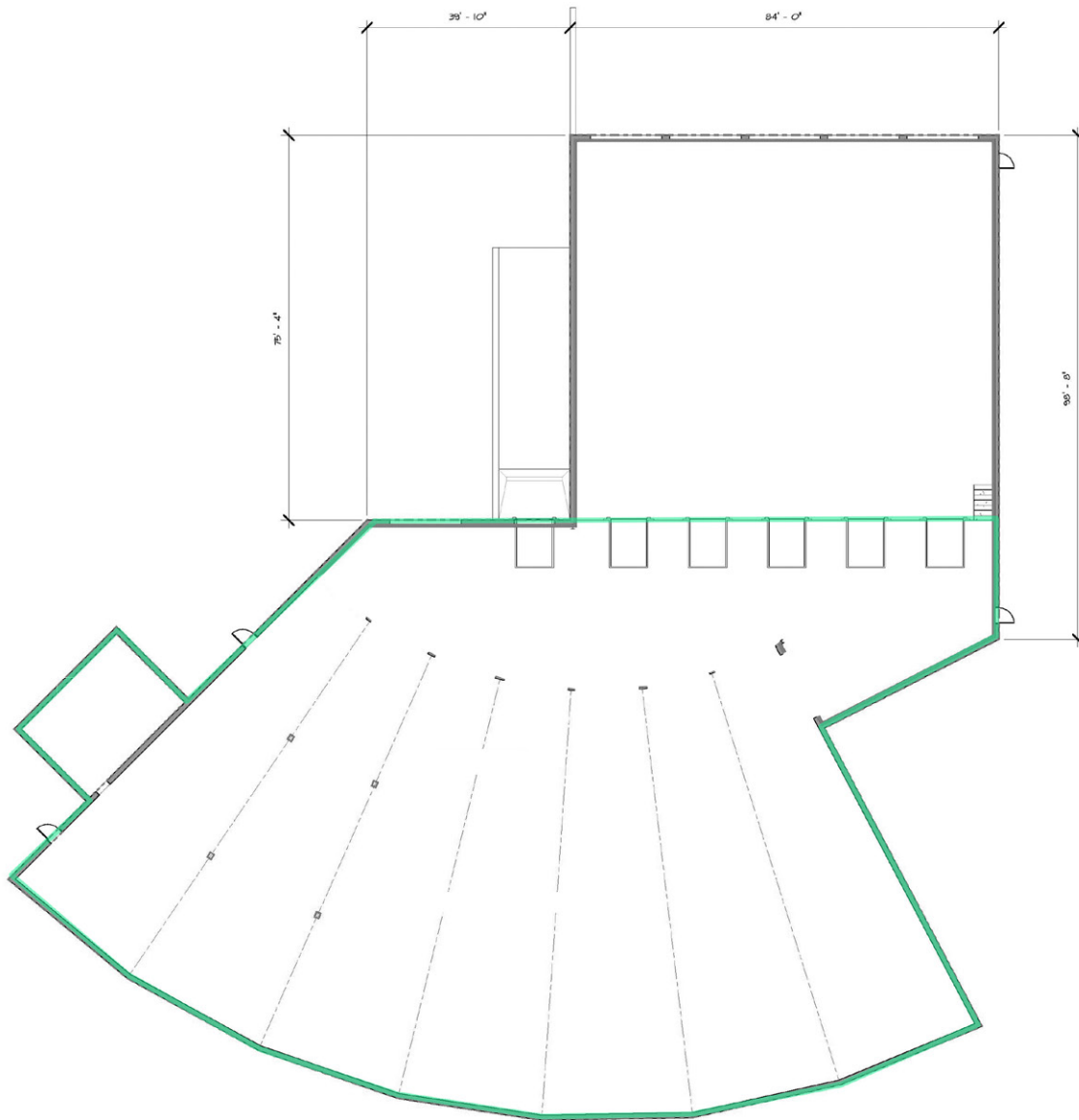
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Industrial Space

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