

# INDUSTRIAL SPACE FOR LEASE



61 Sherer St. Rochester, NY



## PROPERTY DETAILS

Building SF:	.....	32,000
Warehouse SF:	.....	27,500
Office SF:	.....	4,500
Lease Rate:	.....	\$7 / SF
Dock Doors:	.....	4 Door
Drive-Ins:	.....	6 Door
Parcel:	.....	1.23-2.75 AC
Zoning:	.....	M1
Electric:	.....	3 Phase

## PROPERTY SUMMARY

Discover the perfect industrial lease opportunity in the heart of Rochester! This location offers an impressive clear height for vertical storage, multiple drive-in doors for efficient operations, ample power capabilities to support heavy machinery, and an extra lot for lease alongside the main property, allowing for expansion or outdoor operations. Contact our Team to Schedule Your Tour!

**Nick Halligan**

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