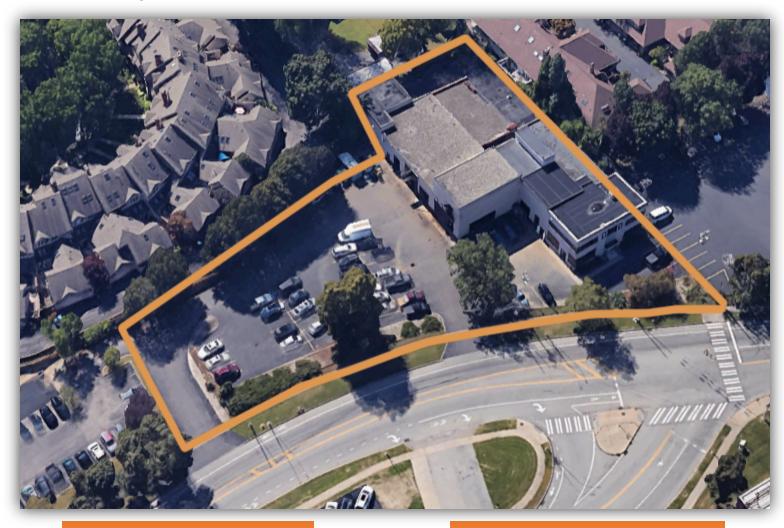
INDUSTRIAL SPACE FOR LEASE

1425 University Ave, Rochester, NY 14607-1617





PROPERTY DETAILS

| Building SF: | 26,229 |
|-----------------------|--------|
| Office SF: | 3,800 |
| Warehouse SF: | 22,429 |
| Lot Size: | 1.30 |
| Graded Levels: | 2 |
| Zoning: | C-2 |
| Year Built: | 1965 |

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PROPERTY SUMMARY

This industrial manufacturing building is located in a prime area on University Avenue in Rochester, NY. The property is situated in a well-established neighborhood known for its accessibility and proximity to major transportation routes, offering easy connections to key commercial and industrial hubs in the city. The building features a spacious layout suitable for various manufacturing operations, with high ceilings, large open production areas, and ample storage space. It is equipped with a robust power system and efficient HVAC

Rob Zuccaro (315) 243-4532

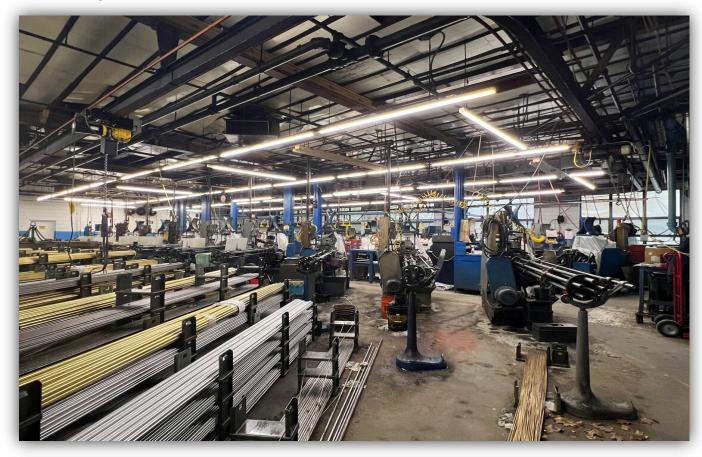
rob@ironhornenterprises.com

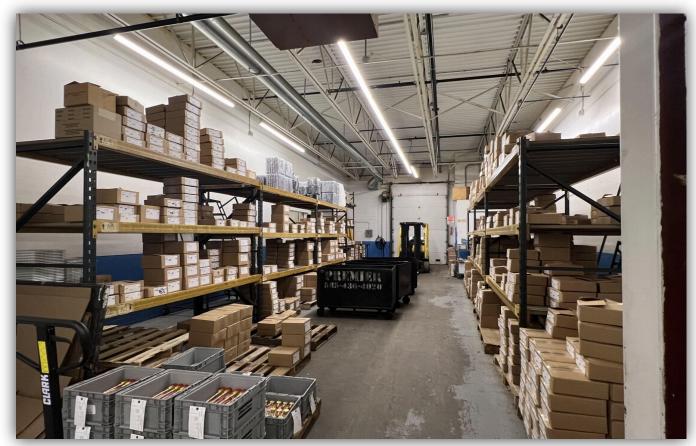


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IRONHORN ENTERPRISES

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