



## FOR LEASE

Industrial / Warehouse

This 111,500 SF warehouse/distribution building is now available for lease, offering features to meet your operational needs. The fully sprinkled warehouse boasts 24-foot clear height ceilings with 32' x 45' column spacing, providing ample flexibility for storage and logistics. The facility includes 21 loading docks, 16 of which are equipped with dock levels: 14 docks (8' x 9') with seals on the south elevation, 6 docks (8' x 9') with seals on the west elevation, and 1 dock (8' x 12') on the east elevation. In addition to the expansive warehouse space, the property features 15,300 SF of well-appointed office space split between the ground and second floors. The office area is equipped with a kitchenette/break room and RTUs for heating and cooling, ensuring comfort and functionality for staff. Heating for the warehouse is provided by hanging air rotation units. The property is fully serviced with 3-Phase, 300 KVA electric power, as well as sanitary sewer, water, gas, and telephone/internet services. Its prime location just 1.2 miles from the Route 390 entrance and 4 miles from NYS I-90 offers unparalleled convenience and connectivity, making it an ideal choice for warehousing, distribution, or logistics operations.

### Address

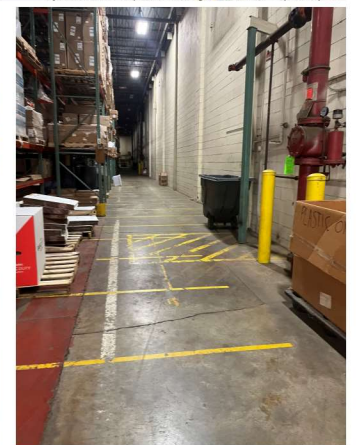
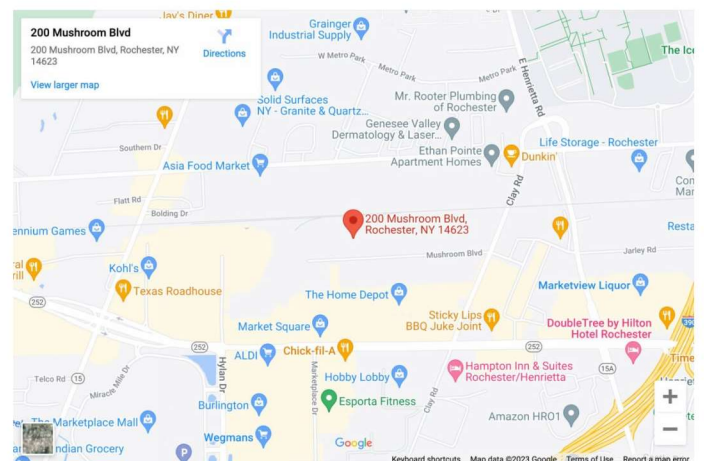
200 Mushroom Blvd  
Rochester, NY 14623

### General Information

Building Size: 111,500 SF  
Lot Size: 4.94 AC  
Zoning: Industrial

### Property Highlights

- 24' clear ceiling in warehouse
- 21 Loading docks with concrete aprons
- 32'x45' column spacing
- 3Phase 300KVA Electric Service
- First floor warehouse 96,200 sf
- First floor offices / lobby / restrooms 4,300 sf
- Second floor office 11,000 sf



### CONTACT:

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