



## FOR LEASE

Warehouse / Medical / Lab / Office

Available for immediate occupancy in Canal Ponds Business Park: 9,000 to 42,800 SF of high bay space with accompanying office areas. The high-power space is flexible and can be demised or combined to suit tenant requirements. The site features ample parking and offers opportunities for building/ truck dock expansion. Convenient access to 390 makes commuting easy.

Tenants will benefit from a network of walkways and bike paths within the business park, meandering through 30 acres of wetlands, 20 acres of ponds, and 12 acres of woodlands, seamlessly connecting these natural elements across the property. Employees can benefit from this unique amenity.

### Address

115 Canal Landing Blvd  
Rochester, NY 14626

### General Information

Building Size: 60,143 SF  
Space Available: 9,000 - 42,800 SF (expansion opportunities)  
Lot Size: 6.90 AC  
Zoning: IG General Industrial

### Property Highlights

- Easy access to I-390
- Parking for 170 vehicles
- 4,000 amp service
- Built in 1996 with 2014 renovations
- Two loading docks with ability to add more
- At-grade loading bay with ability to add more

#### CONTACT:

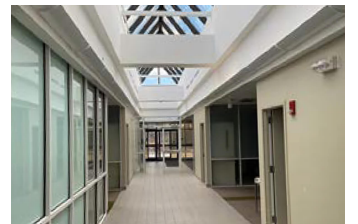
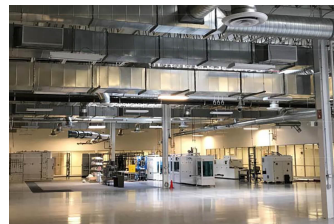
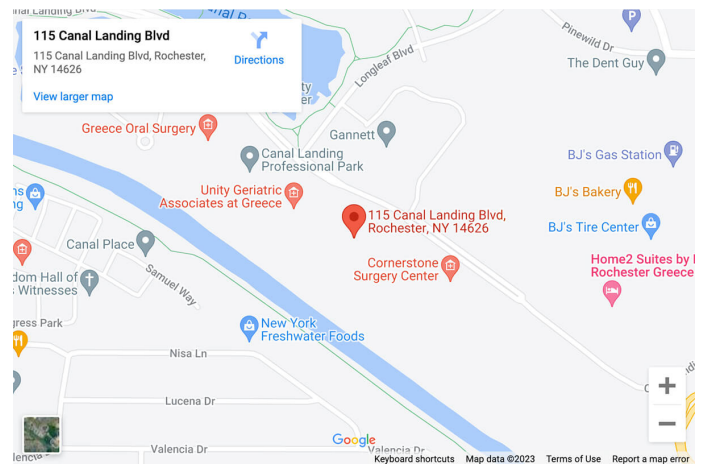
Chris Schaeffer

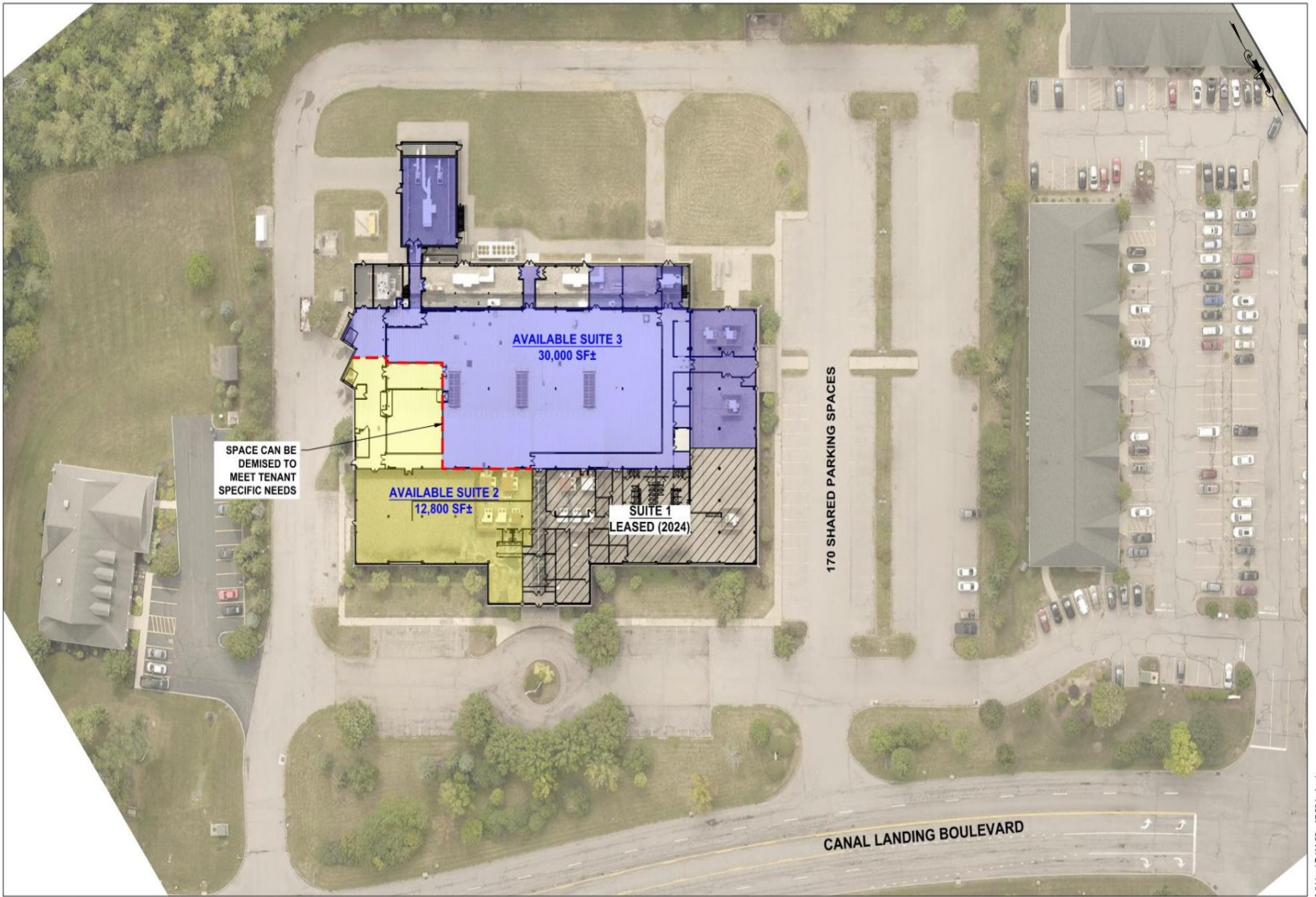
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- Will demise
- Private entrances
- Natural amenities nearby





**LECHASE**  
Real Estate Development

**SPACE REMAINING**  
115 CANAL LANDING | ROCHESTER, NY 14626

