



## FOR LEASE

Warehouse / Medical / Lab / Office

Medical, office, warehouse space available for immediate occupancy in Canal Ponds Business Park. Benefit from a beautiful 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.

### Address

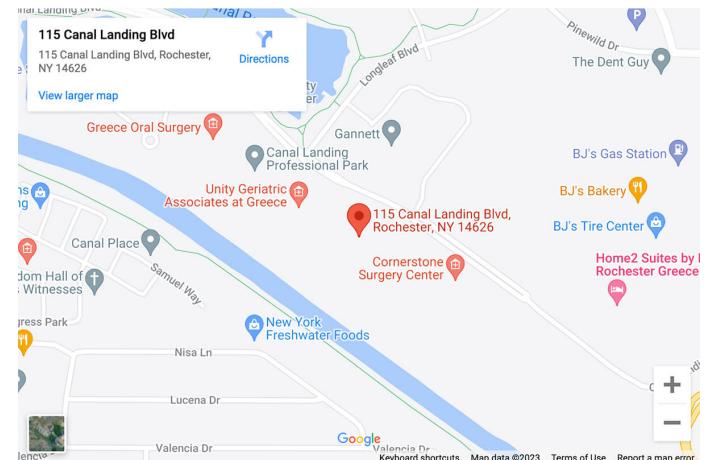
115 Canal Landing Blvd  
Rochester, NY 14626

### General Information

Building Size: 60,143 SF  
Space Available: 9,000 - 46,700 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
- Will demise
- Private entrances
- Natural amenities nearby



### CONTACT:

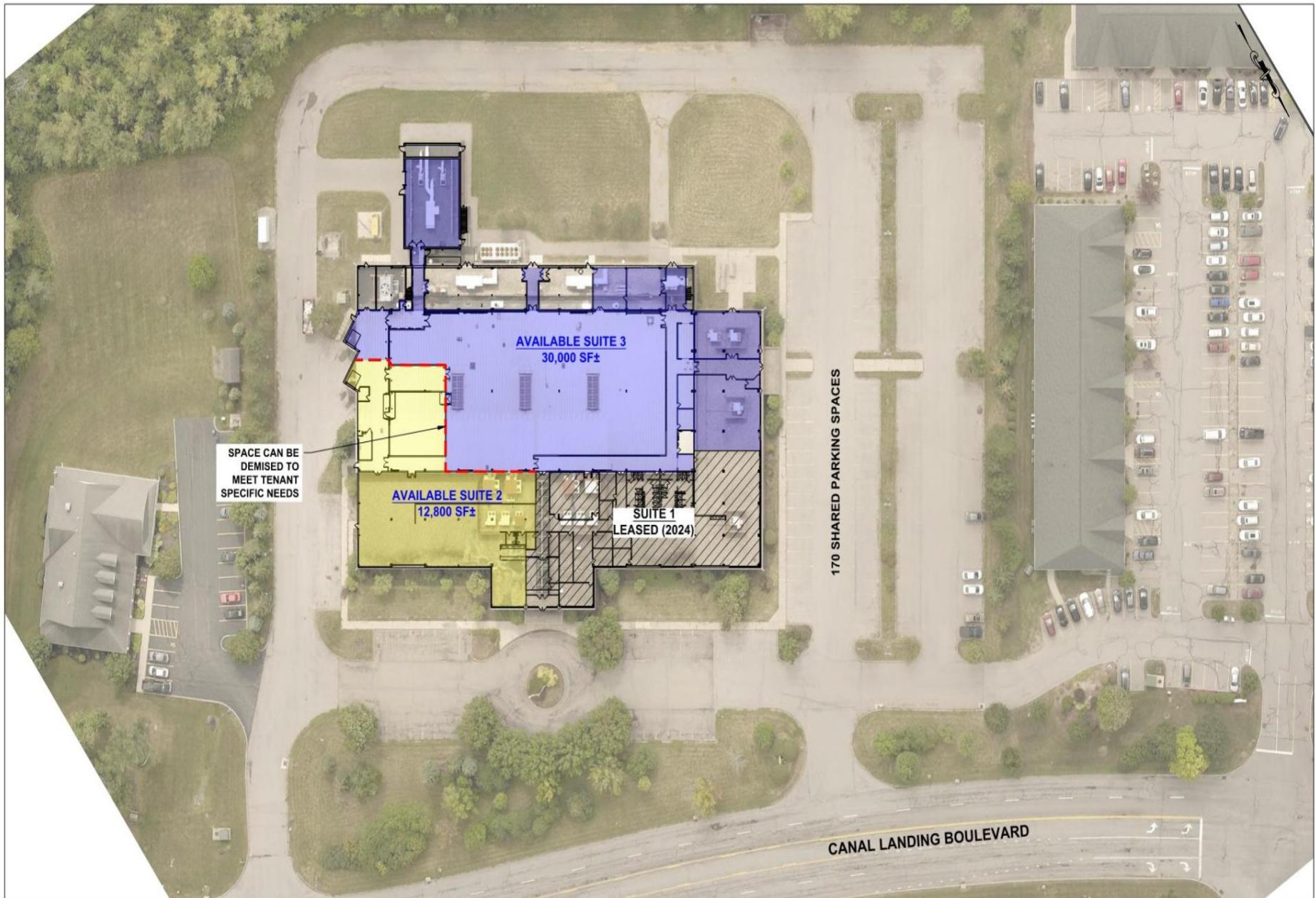


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## SPACE REMAINING

115 CANAL LANDING | ROCHESTER, NY 14626

