



FOR LEASE

Industrial / Warehouse

This 111,500 SF warehouse/distribution building is available for lease, offering 24-foot clear height ceilings, 32' x 45' column spacing, and a fully sprinkled interior with hanging air rotation units. It features 21 loading docks, 16 with levelers, and includes 15,300 SF of office space with a kitchenette, RTUs, and modern utilities. Equipped with 3-Phase, 300 KVA power. The facility is just 1.2 miles from Route 390 and 4 miles from NYS I-90, ensuring excellent connectivity for warehousing or logistics needs.

Address

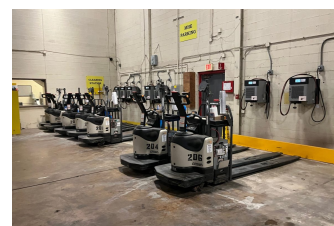
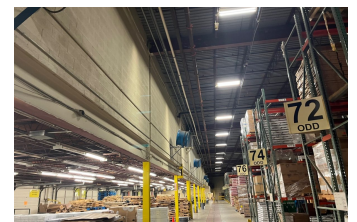
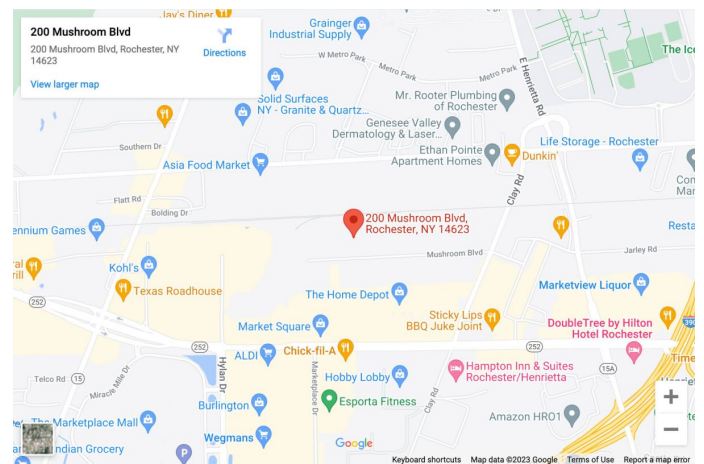
200 Mushroom Blvd
Rochester, NY 14623

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

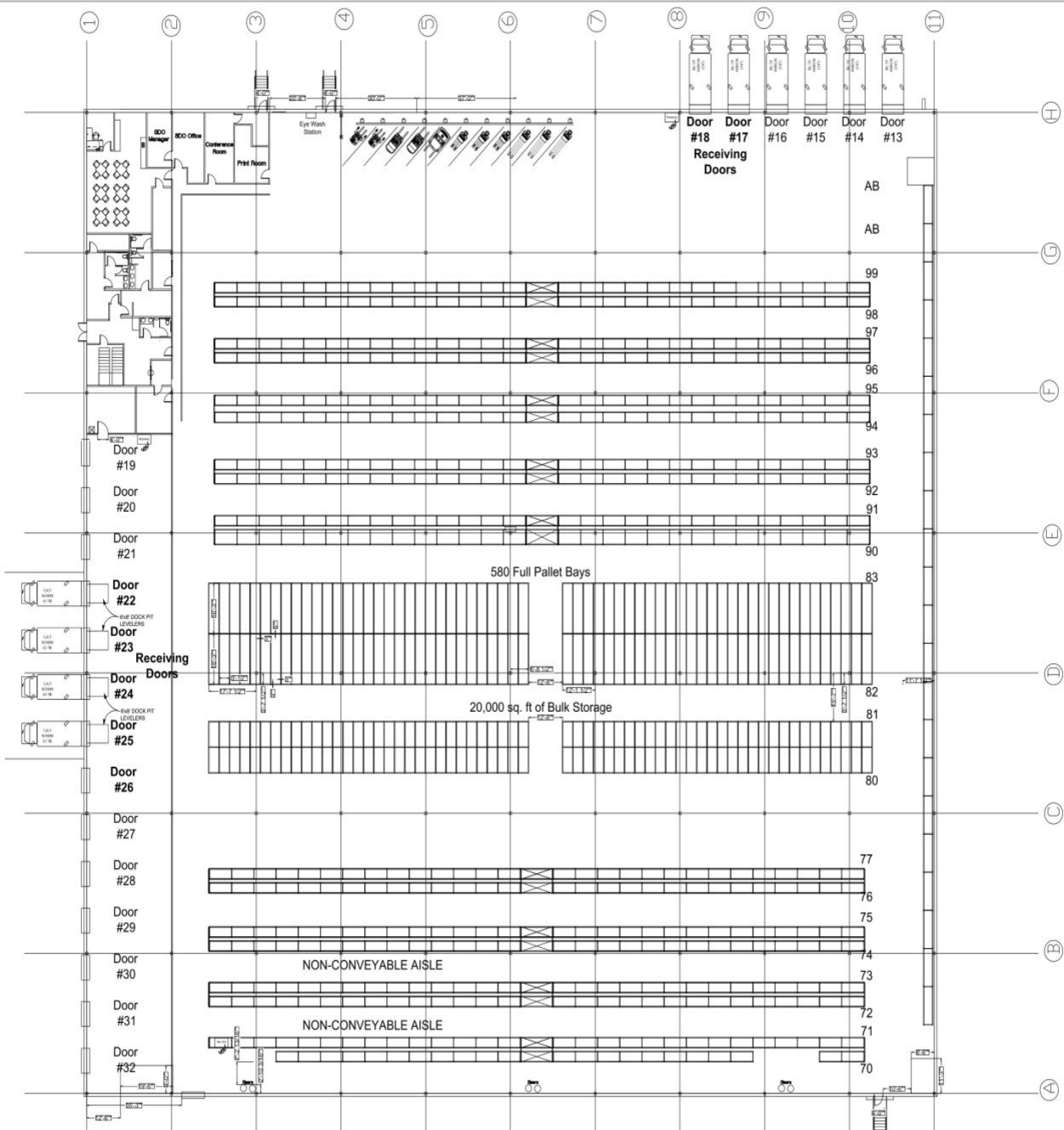


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Project Name: OVERVIEW PLAN - Annex Layout		Location: 200 MUSHROOM BLVD ROCHESTER, NY		By: 7/23/2012		Revision: 0	
Drawn By: [Signature]		Checked By: [Signature]		Approved By: [Signature]		Project Manager: [Signature]	