

FOR LEASE

Strategically Located Mixed-Use Industrial Building
1249 Lehigh Station Road, Henrietta, NY 14467



HIGHLIGHTS:

- 10,220 SF mixed-use industrial building
- 3,625 SF warehouse, 995 SF prep area, 5,600 SF office
- Less than 5 minutes to I-390 and NYS Thruway Exit 46
- Clear-span warehouse with two drive-in doors (10'x15' and 10'x10')
- Approximately 11' clear height and 3-phase power
- Six private offices/conference rooms, reception area, kitchen/break room, 4 bathrooms
- Approximately 50 parking spaces
- Rare expansion opportunity on adjoining 40-acre industrial parcel
- Ideal for contractor, service company, light manufacturing, distribution, office/warehouse, or regional operations user



2833 W Ridge Rd, Suite 3, Rochester, NY 14626



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Paul Schiliro

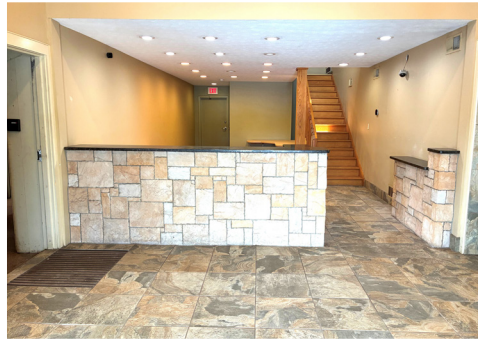
Real Estate Salesperson

C: 585.703.0079

paulschiliro@hannacre.com

FOR LEASE

Strategically Located Mixed-Use Industrial Building 1249 Lehigh Station Road, Henrietta, NY 14467



HANNA
COMMERCIAL REAL ESTATE

2833 W Ridge Rd, Suite 3, Rochester, NY 14626



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Paul Schiliro

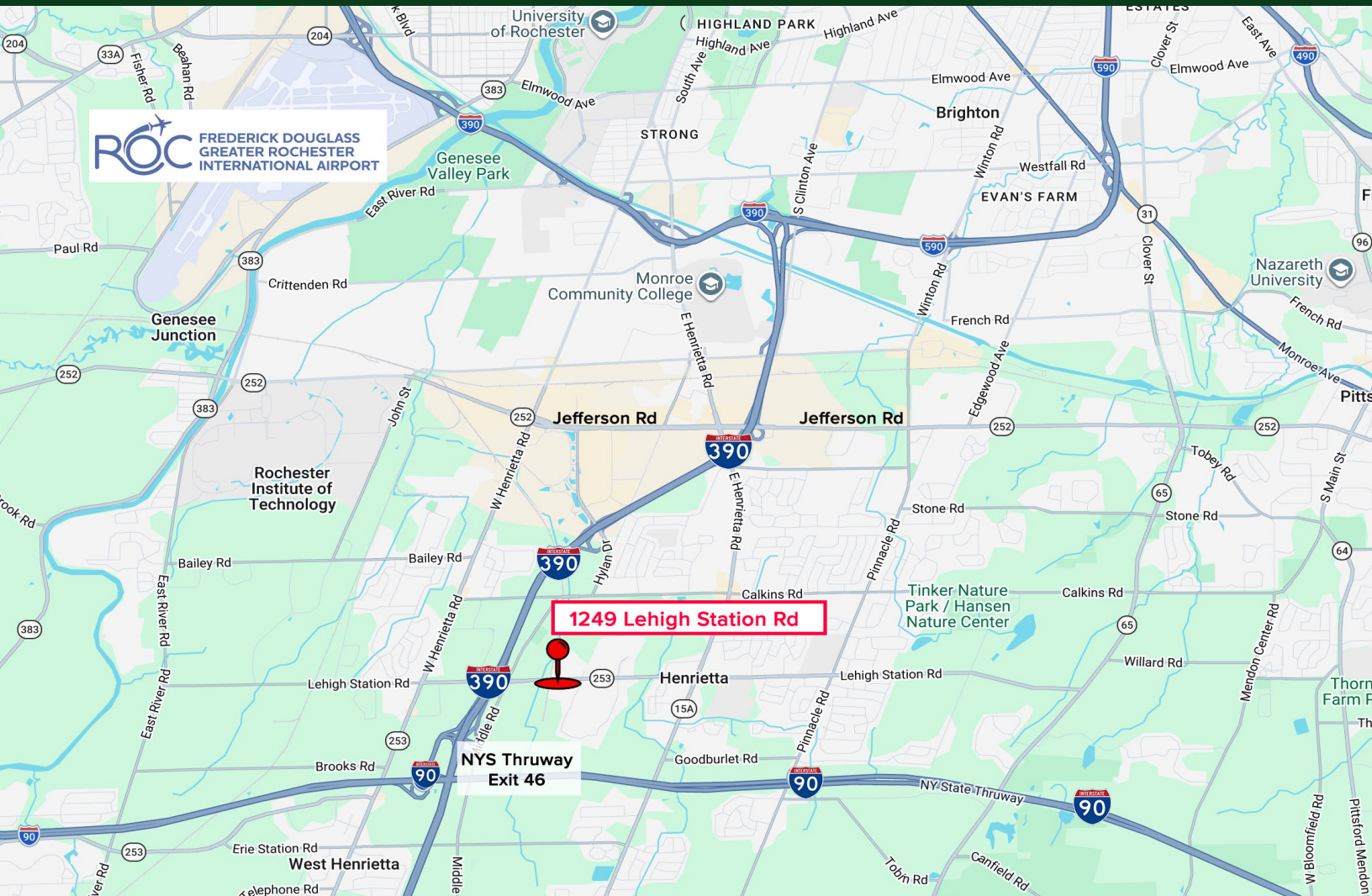
Real Estate Salesperson

C: 585.703.0079

paulschiliro@hannacre.com

FOR LEASE

Strategically Located Mixed-Use Industrial Building 1249 Lehigh Station Road, Henrietta, NY 14467



Building Specifications

Specification	Details
Total SF	10,220 SF
Warehouse	3,625 SF
Prep Area	995 SF
Office	5,600 SF
Clear Height	Approx. 11'
Drive-In Doors	2
Power	3-Phase
Parking	±50 Spaces
Lease Rate	\$7.10 PSF NNN



2833 W Ridge Rd, Suite 3, Rochester, NY 14626



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Paul Schiliro

Real Estate Salesperson

C: 585.703.0079

paulschiliro@hannacre.com