

FOR LEASE

25-55 RUTTER ST, ROCHESTER, NY 14606



LEASE INCENTIVE | \$3.00 PSF NNN YEAR 1 | \$5.00 PSF NNN AFTER



13,563 ±
SF AVAILABLE



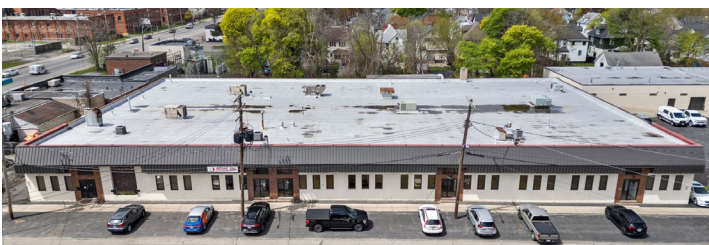
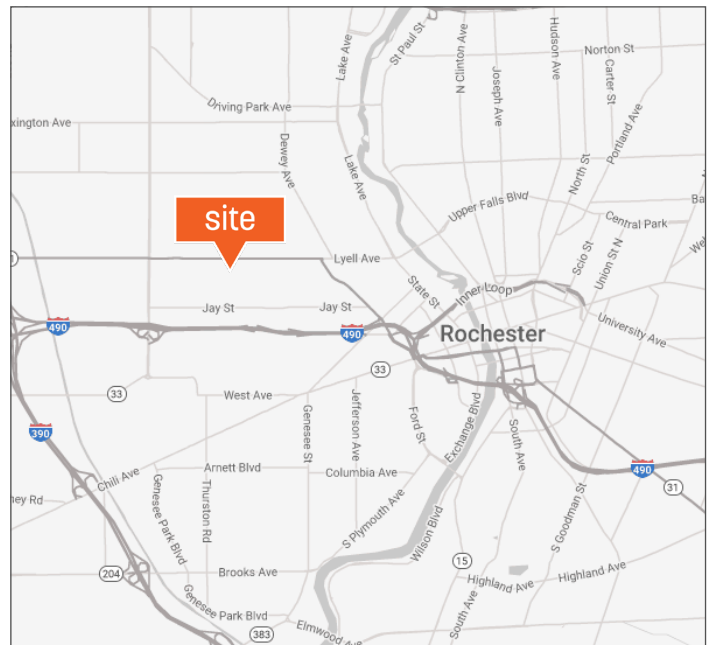
16'
CEILING HEIGHT



\$3/PSF NNN
FIRST YEAR

OFFERING SUMMARY

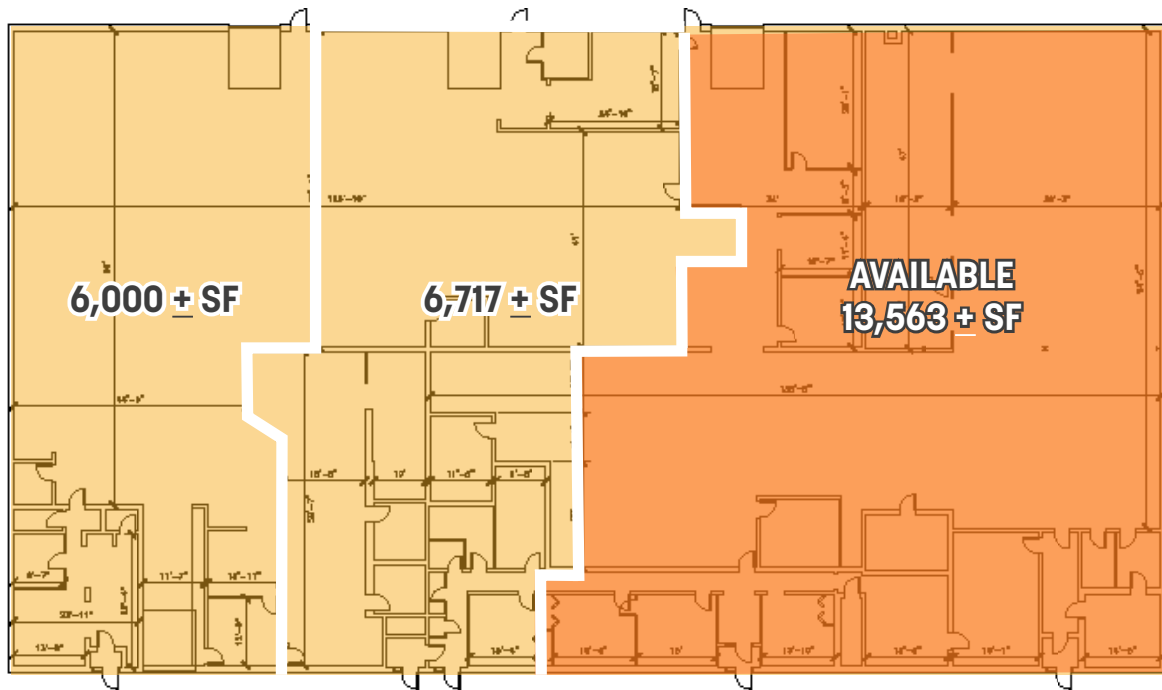
Property Type	Industrial/Warehouse/Flex
Available Space	13,563 ± SF
HVAC	Roof Mounted
Electric	480 Volt, 800 amp
Lease Type	NNN
Lease Price	\$3.00 PSF NNN YEAR 1 THEN \$5.00 PSF NNN



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	20,962	153,788	323,2020
Employees	6,457	74,223	151,531
% Blue Collar Workers	54.7%	43.5%	38.9%
Total Businesses	478	5,469	11,125

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MAIN BUILDING
RUTTER STREET
10,1,11B

Richard J. Altier, Partner

Licensed Associate Real Estate Broker
M: 585.233.3873 O: 585.454.4500 x 119
raltier@caliberbrokerage.com

Caliber Commercial Brokerage LLC

394 E Henrietta Rd | Rochester, NY 14620
caliberbrokerage.com
585.454.4500