



Available For Lease

**700 Resende Rd #200,
Webster, NY 14580**



PROPERTY SUMMARY & PARCEL OUTLINE

This ±558,684 SF industrial facility, located within the former Xerox campus in Rochester, NY, offers a high-functioning warehouse environment ideal for distribution, manufacturing, or logistics users. The property features 16' clear heights, wide column spacing, heavy power capabilities, 23 dock doors (ranging from 8'x10' to 10'x10'), and one 12'x18' grade-level door, all within Industrial zoning. Strategically positioned just 1 mile from the Route 104 ramp, with convenient access to I-590 (11 miles) and I-490 (13 miles). Landlord is offering a Tenant Improvement (TI) allowance, providing flexibility for users to customize the space, making this a strong opportunity for tenants seeking scale, connectivity, and operational versatility in the Rochester market.



Property Details & Specifications

Total SF: 558,684

Warehouse SF: 515,684

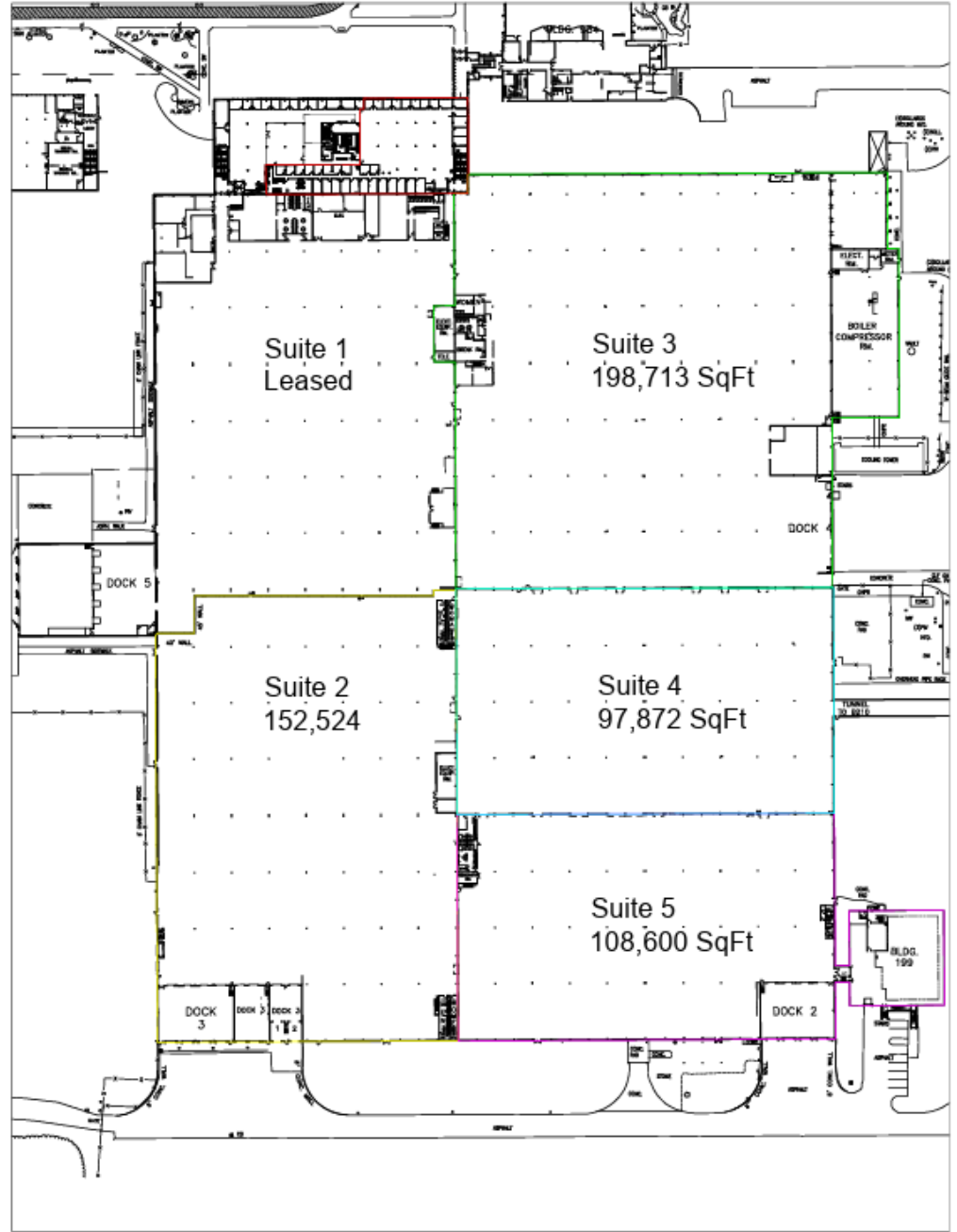
Office SF: 43,000

Dock Doors: 23 (Ranging 8'x10' - 10'x10')

Drive In Doors: 1 (12'x18')

Clear Height: 16'

*willing to add additional clear height if need



Additional Building Information

HVAC: 100% Air Conditioned/ Gas
Fired Furnaces

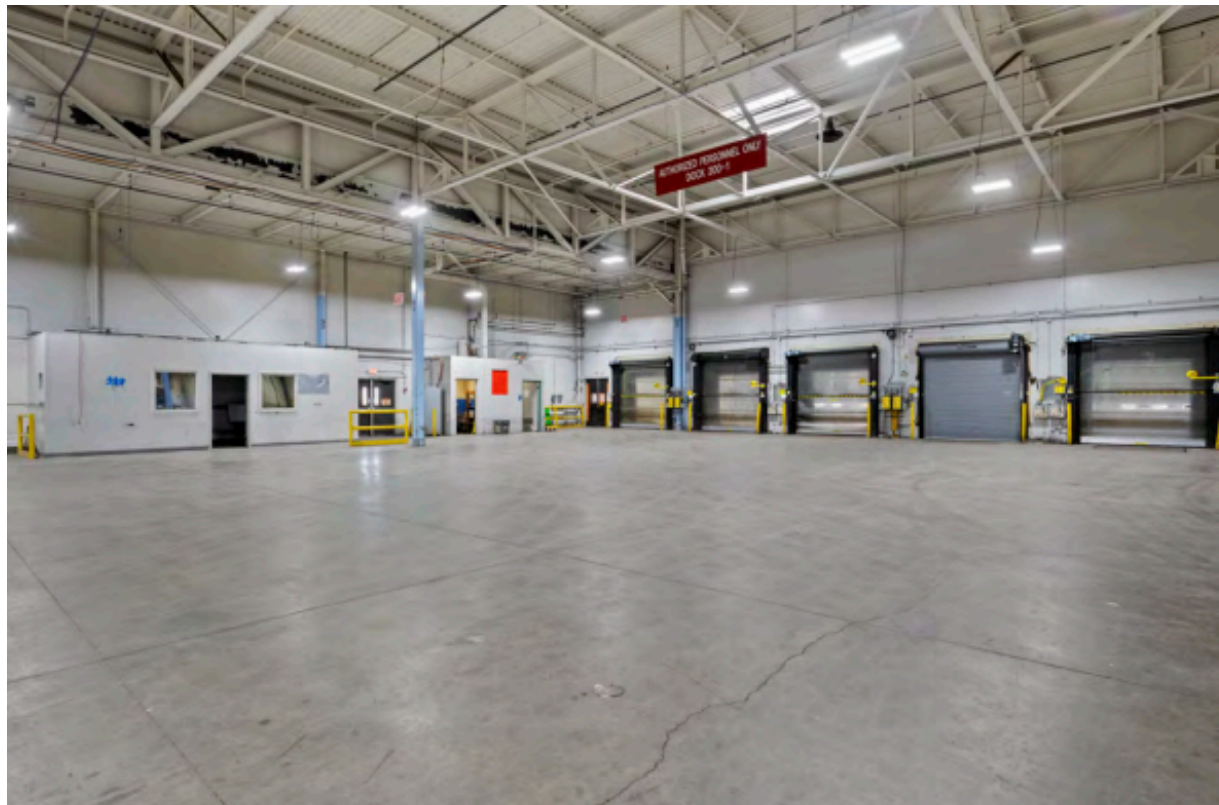
Column Spacing: 40' X 60' Throughout

Electrical: Heavy Power Supplied by
Rochester Gas & Electric, 480V/3-
phase-12,500KVA Service

Sprinkler System: Yes (Wet System)

Roof: New as of 2023-2024

Flooring: 8" Concrete Slab



PRIME INDUSTRIAL LOCATION - ROCHESTER, NY

700 Resende Road is strategically positioned within the highly desirable Webster industrial corridor, offering strong connectivity to the Greater Rochester market and key regional transportation networks. The property benefits from immediate proximity to Route 104, with convenient access to I-490 and I-590, enabling efficient east-west and north-south distribution throughout Rochester and the broader Upstate New York region. Located just minutes from major employment centers, established industrial parks, and dense residential communities, the site supports strong labor accessibility and operational efficiency. The property is well-suited for warehousing, light manufacturing, service operations, and regional distribution, providing a functional and well-connected industrial location within one of Western New York's most active submarkets.

LOCATION KEY DISTANCES

Route 104: 1.0 mile

I-590: 6.5 miles

I-490: 8.0 miles

Rochester International Airport: 15 miles





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