



Available For Lease

**1029 Lyell Ave
Rochester, NY 14606**



PROPERTY SUMMARY & PARCEL OUTLINE

1029 Lyell Ave offers 19,407 SF of versatile industrial space ideal for light manufacturing or warehousing. Featuring 20-ft clear height, four drive-in doors, 600A/240V 3-phase power, and located on 3.37 acres. Conveniently located near I-490 and downtown Rochester, this Class B multi-tenant property provides excellent access, functionality, and flexibility for a wide range of industrial uses.



Property Details & Specifications

Address: 1029 Lyell Ave, Rochester, NY 14606

Type: Industrial Warehouse

Total SF: 19,407

Acreage: 3.37

Drive In Doors: 4

Clear Height: 20'

Building Class: B

Year Built: 1900



PRIME INDUSTRIAL LOCATION - (ROCHESTER, NY)

Rochester is a key Upstate New York industrial market with strong access to I-90, I-390, and I-490, providing efficient connectivity across the Northeast and Midwest. The region benefits from a deep manufacturing history, skilled labor force, and growing logistics and technology sectors, making it attractive for warehousing, distribution, and advanced manufacturing users. Rochester also offers lower operating costs than larger Northeast metros, along with established industrial corridors and strong regional infrastructure that continue to support commercial and industrial real estate demand.

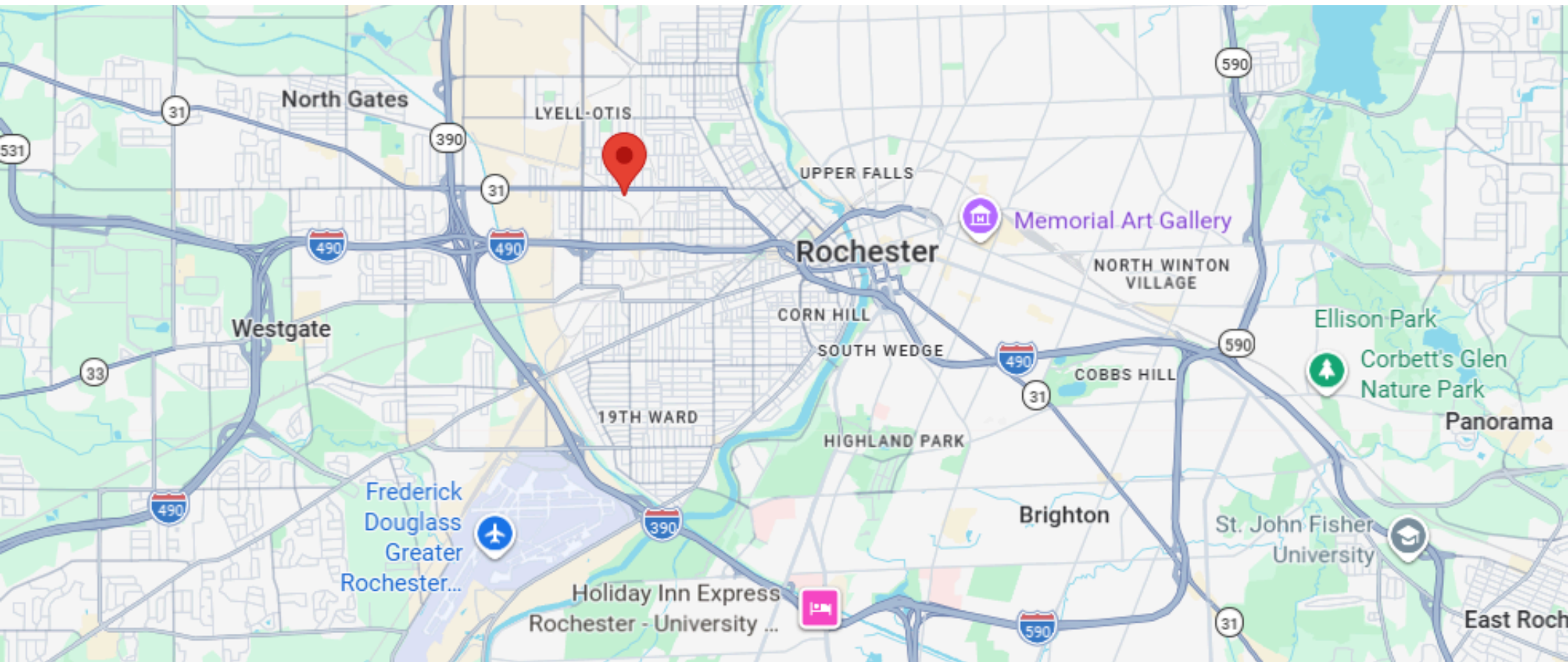
LOCATION KEY DISTANCES

Downtown Rochester - 2.6 Miles

I-90 - 21 Miles

I-390 - 2.5 Miles

I-490 - 1.1 Miles





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Leasing Officer



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