

FOR SALE · FOR LEASE

INDUSTRIAL · WAREHOUSE · FLEX

EDGE REALTY & MANAGEMENT
COMMERCIAL BROKERAGE · ROCHESTER, NY



OFFERING MEMORANDUM

471 & 485 HAGUE STREET

ROCHESTER, NEW YORK 14606 · MONROE COUNTY

SALE \$900,000 | **LEASE** \$5–6/sf nnn

45,497 ^{±sf}
GROSS BUILDING AREA

1.876 ^{±ac}
FENCED SITE

4
BUILDINGS

±60
PARKING SPACES

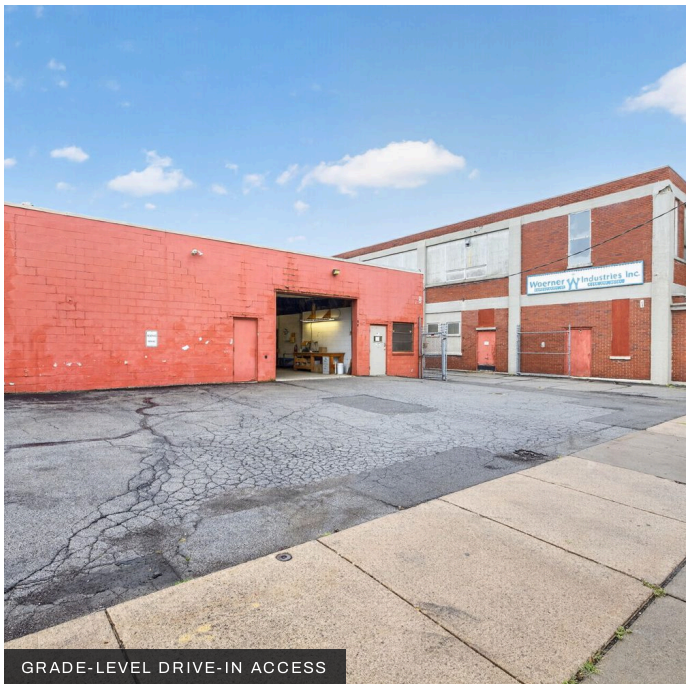
TURNKEY INDUSTRIAL · WEST ROCHESTER

Nearly two acres of **fully-fenced, sprinklered industrial** — 45,497± SF of production, warehouse, and office space, available **for sale or lease** and ready to run on day one.

471 & 485 Hague Street is a rare block of contiguous, functional industrial square footage on Rochester's west side. Four connected buildings sit on a single 1.876±-acre parcel, secured behind full perimeter fencing with an asphalt-paved lot for up to 60 vehicles.

This isn't a value-add shell. Heavy power infrastructure, a 5,000 lb freight elevator, multiple grade-level drive-in doors, and 100% sprinkler coverage are already in place — built for real manufacturing loads, not just storage. The layout flexes for an owner-user who wants the whole campus, or an investor who wants to demise and lease by building.

- **45,497± SF** gross across four connected buildings
- **1.876± acres**, fully fenced & secured
- **Up to 60** paved on-site parking spaces
- **Multiple grade-level** drive-in doors
- **8'-14'** overhead clearance
- **100% sprinklered** throughout
- **5,000 lb** freight elevator (Building 1)
- **Heavy power** service for manufacturing



BUILDING & SITE DATA

SPECIFICATIONS

BUILDING	
GROSS BUILDING AREA	45,497 ±sf
NUMBER OF BUILDINGS	4
USE / TYPE	Industrial · Mfg
YEAR BUILT	1905–2007
CONSTRUCTION	Masonry / Steel / Metal
OVERHEAD CLEARANCE	8'–14'
FIRE PROTECTION	Fully Sprinklered
FREIGHT ELEVATOR	5,000 lb

SITE & ACCESS	
LOT SIZE	1.876 ±ac
PARKING	±60 · Asphalt
SITE SECURITY	Fully Fenced
LOADING	Multiple Drive-In
POWER	Heavy / 3-Phase*
COUNTY	Monroe
MUNICIPALITY	City of Rochester
ZONING	Verify w/ City*

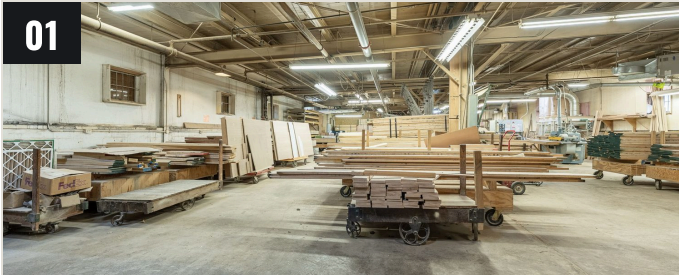
*POWER CHARACTERISTICS, ZONING DESIGNATION, TAX PARCEL IDS, AND DETAILED FLOOR AREAS TO BE VERIFIED BY BUYER. SURVEY, FLOOR PLANS, AND UTILITY DOCUMENTATION AVAILABLE UPON REQUEST.



FOUR BUILDINGS • ONE CAMPUS

BUILDING BREAKDOWN

01

**BUILDING 1**

LARGEST • HEAVY INDUSTRIAL

- Primary manufacturing footprint
- 5,000 lb freight elevator
- Extensive power infrastructure
- Built for heavy production loads

02

**BUILDING 2**

OFFICE + PRODUCTION

- Finished office / admin space
- Blended manufacturing area
- Owner-user or front-office ready
- Natural demising point

03

**BUILDING 3**

MANUFACTURING / STORAGE

- Additional production capacity
- Drive-in loading access
- Flexible warehouse / staging
- Direct yard connectivity

04

**BUILDING 4**

STORAGE / SUPPORT

- Bulk storage & overflow
- Support / secondary operations
- Rounds out the 45,497± SF
- Expansion & flex potential

BUILDING ROLES REFLECT EXISTING USE. INDIVIDUAL BUILDING AREAS, CEILING HEIGHTS, AND DOOR COUNTS AVAILABLE ON REQUEST — ASK THE BROKER FOR THE FULL AREA SCHEDULE AND FLOOR PLANS.



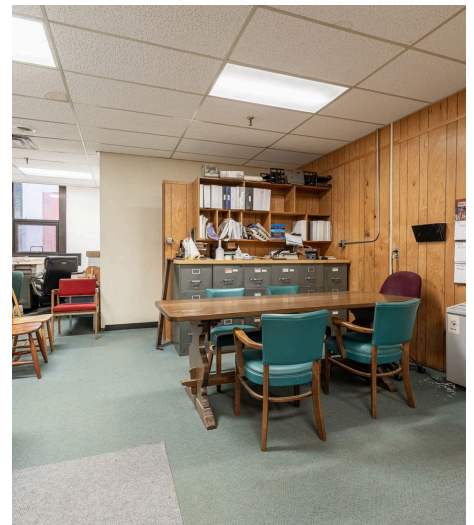
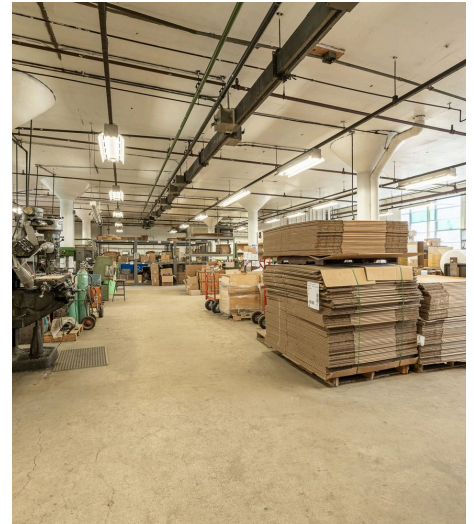
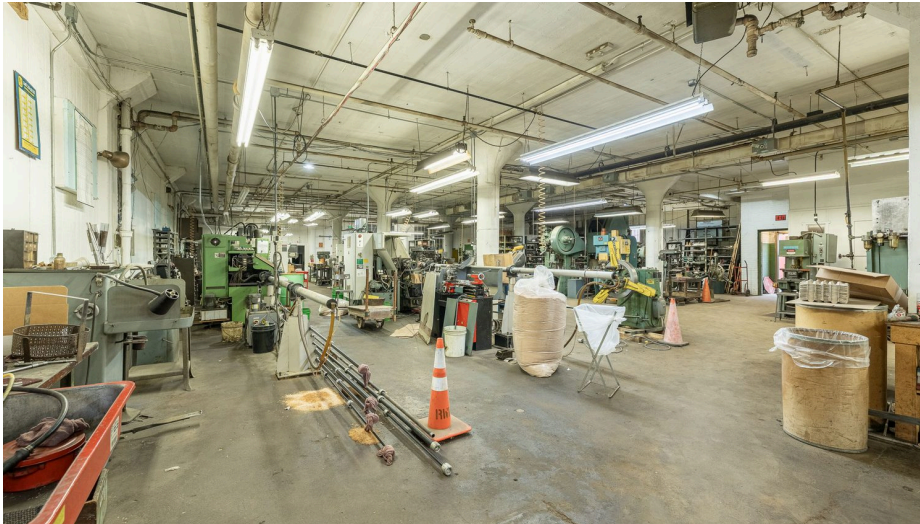
INSIDE THE CAMPUS

SPACE THAT WORKS AS HARD AS YOU DO

Column-supported open floors, high clear span sections, and continuous drive-in access make this campus equally at home for millwork, light manufacturing, assembly, fabrication, or high-throughput storage & distribution.

ON-SITE

GALLERY

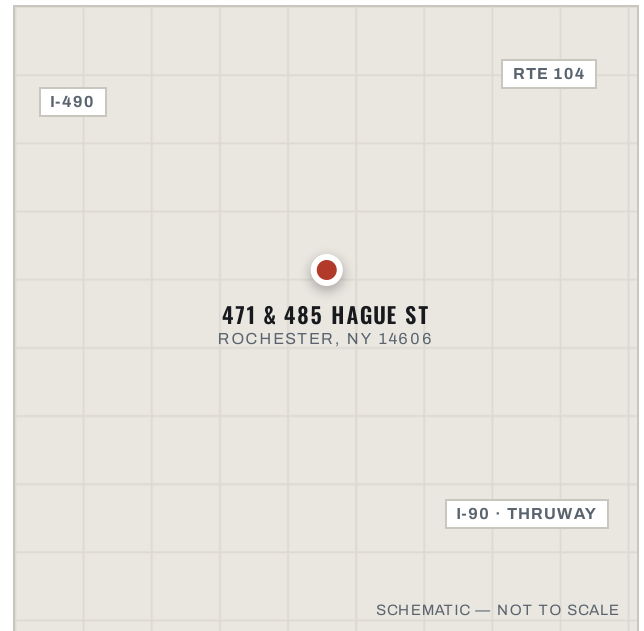


WEST ROCHESTER · MONROE COUNTY

LOCATION

Hague Street sits in Rochester's established west-side industrial corridor — a dense, well-served pocket of manufacturing and warehousing minutes from downtown and the region's primary highway network. It's a labor-rich, transit-accessible location with immediate connections to I-490, the NYS Thruway (I-90), and Route 104.

I-490 Interchange	± 5 min
Downtown Rochester	± 7 min
NYS Thruway (I-90)	± 12 min
Greater Rochester Int'l (ROC)	± 12 min
I-390 Corridor	± 15 min



WHY THIS LOCATION

CONNECTED

Fast highway access moves material and workforce in and out without fighting downtown congestion — ideal for distribution and just-in-time manufacturing.

PROVEN CORRIDOR

Surrounded by active industrial users, this is a location where operators already run production — established zoning character and utility capacity.

LABOR ACCESS

Central-city position draws from Rochester's skilled trades and manufacturing labor pool with strong public-transit connectivity.

CONTACT & NEXT STEPS

TOUR THE CAMPUS

Available for sale or lease. For the full area schedule, floor plans, and to schedule a walkthrough of 471 & 485 Hague Street, contact the exclusive listing team below.

EDGE REALTY & MANAGEMENT

EXCLUSIVE LISTING BROKERAGE

SALE PRICE **\$900,000**

LEASE RATE **\$5–6/SF NNN**

SITE **1.876± AC**

BUILDING **45,497± SF**

PROPERTY TYPE **Industrial**

MARTY GRIZZANTI

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