



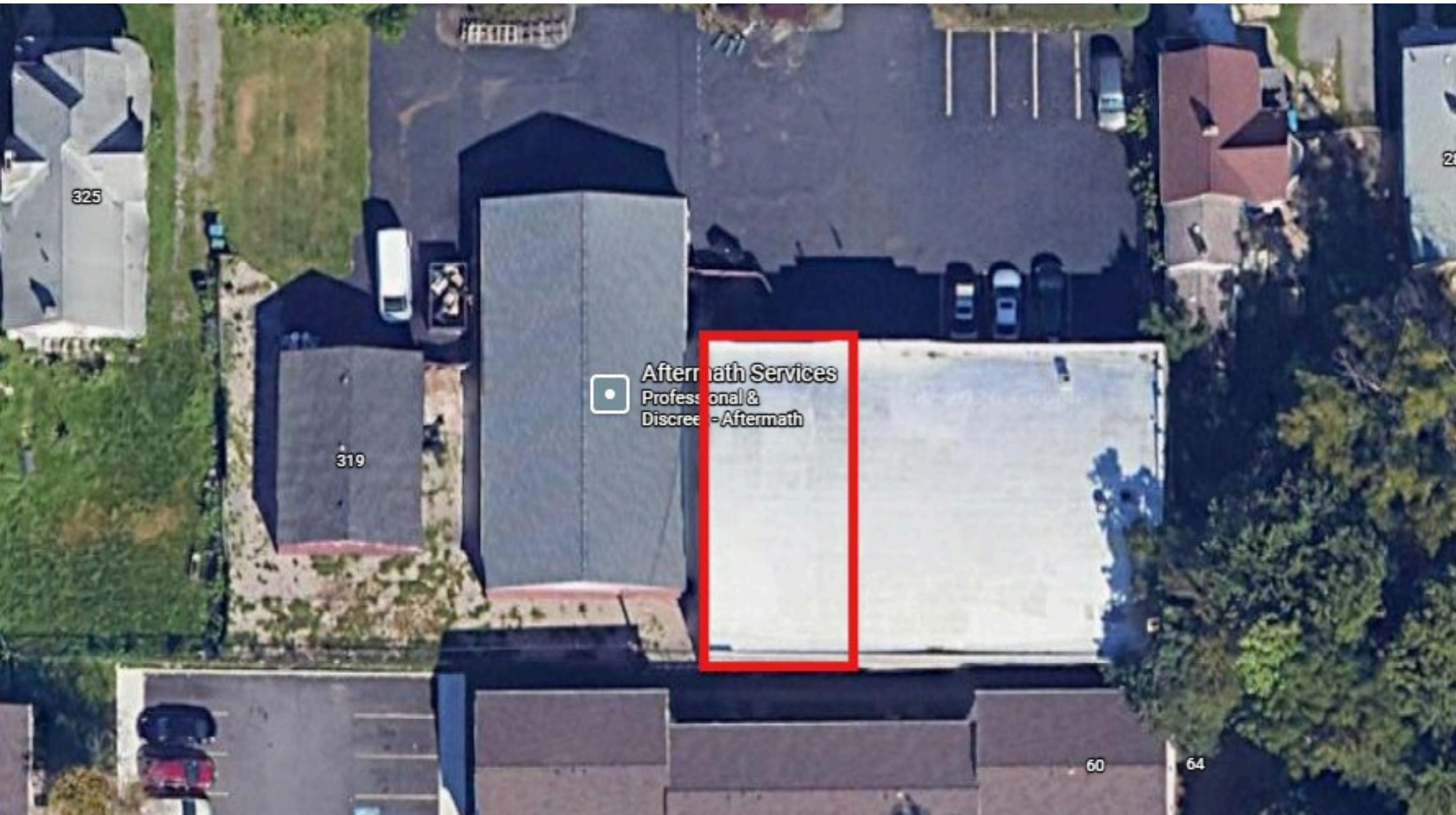
Available For Lease

**305 Tremont St
Rochester, NY 14608**



PROPERTY SUMMARY & PARCEL OUTLINE

The available 2,200 SF space at **305 Tremont Street** offers an efficient industrial opportunity within a well-located multi-tenant property in Rochester, NY. Featuring 18' clear height and a flexible layout, the space is well-suited for storage, light manufacturing, assembly, contractor operations, or other industrial users seeking a functional footprint. Strategically positioned just minutes from Downtown Rochester with convenient access to I-490, I-390, and the New York State Thruway, the property provides strong regional connectivity and access to the area's established industrial workforce.



Property Details & Specifications

Address: 305 Tremont St, Rochester, NY 14608

Type: Industrial Warehouse

Total SF: 2,200

Acreage: .69

Clear Height: 18'

Building Class: C

Year Built: 1930



PRIME INDUSTRIAL LOCATION - (ROCHESTER, NY)

Rochester is one of Upstate New York's strongest industrial and logistics markets, offering businesses a strategic location with access to major Northeast population centers, including New York City, Buffalo, Cleveland, Toronto, and Boston. The city benefits from a diverse economy anchored by advanced manufacturing, optics, healthcare, education, and technology, supported by institutions such as University of Rochester and Rochester Institute of Technology. With competitive operating costs, a skilled workforce, extensive highway connectivity via I-490, I-390, and I-90, and a large inventory of industrial facilities, Rochester remains an attractive destination for manufacturing, warehousing, distribution, and service-oriented commercial users.

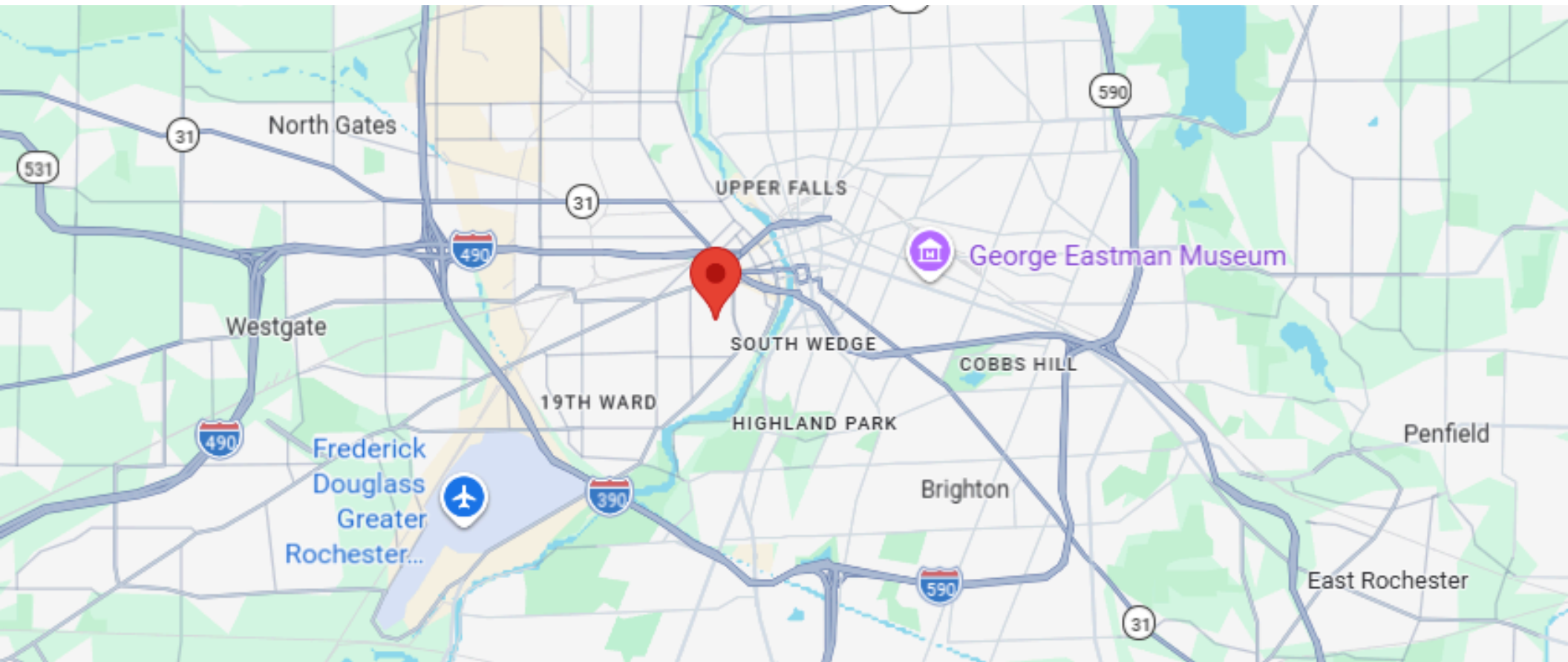
LOCATION KEY DISTANCES

**Frederick Douglass Greater Rochester
International Airport - 3.9 Miles**

I-490 - 1 Miles

I-390 - 2.9 Miles

I-90 - 23 Miles





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Leasing Officer



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