

**OFFERING MEMORANDUM**  
Industrial For Lease | Investment For Sale

# 100 Pixley Industrial Parkway

Rochester, New York

84,154 SF | 7 Acres | Dual Overhead Cranes | Heavy Industrial Power

**\$6.50/SF NNN**  
LEASE RATE

**Unpriced**  
INVESTMENT SALE

**84,154 SF**  
BUILDING SIZE



**EXCLUSIVE LISTING BROKER**

*Confidential — Not for Distribution*

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All information deemed reliable but not guaranteed.

## CONFIDENTIALITY & DISCLAIMER

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# EXECUTIVE SUMMARY

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100 Pixley Industrial Parkway represents a compelling opportunity to lease or acquire a fully operational, heavy industrial facility in the Rochester, New York market. The building is immediately suitable for manufacturing, metal fabrication, warehousing, distribution, or specialized industrial uses — particularly those requiring significant crane capacity and heavy electrical infrastructure.

The property spans 84,154 square feet on 7 acres and features a dual overhead crane system (a 20-ton and a 10-ton trolley crane), 3-phase 600-amp/480-volt electrical service with step-down transformers, and a combination of 16-foot and 22-foot clear heights. Loading is accommodated by two dock-high doors and one grade-level door, with on-site parking available at a ratio of 1.33 spaces per 1,000 SF.

The property is offered for lease at \$6.50 per square foot on a triple net (NNN) basis. Investment acquisition inquiries are also welcomed; pricing is unpriced and will be considered upon qualified written offers.

INVESTMENT HIGHLIGHTS	
<b>Rare Crane Capacity</b>	Two trolley cranes (20-ton + 10-ton) — difficult to replicate without significant capital investment
<b>Heavy Power Infrastructure</b>	3-phase 600A/480V service with step-down transformers; ready for demanding industrial users
<b>Flexible Clear Heights</b>	22-ft clear in approximately 20% of building; 16-ft clear throughout the balance
<b>Generous Site</b>	7-acre parcel provides room for outdoor storage, trailer staging, or future expansion
<b>Dual Loading</b>	2 dock-high doors + 1 grade-level door for operational flexibility
<b>Rochester Market</b>	Established industrial corridor with strong regional logistics and manufacturing base

# PROPERTY PHOTOGRAPHY



Building Exterior — Full Frontage



Dock-High Loading Doors & Yard Area



Aerial Frontage — Parking & Site Access



Main Entrance — Office/Reception Area

## PROPERTY SPECIFICATIONS

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<b>Property Address</b>	100 Pixley Industrial Parkway, Rochester, NY
<b>Total Building Size</b>	84,154 Square Feet
<b>Site Area</b>	7.0 Acres
<b>Clear Height — Primary</b>	16 Feet
<b>Clear Height — Approx. 20% of Building</b>	22 Feet
<b>Dock-High Doors</b>	2 Dock Doors
<b>Grade-Level Doors</b>	1 Grade-Level Door
<b>Parking Ratio</b>	1.33 per 1,000 SF
<b>Electrical Service</b>	3-Phase, 600 Amp, 480 Volt
<b>Power Notes</b>	Step-Down Transformers On Site
<b>Overhead Crane #1</b>	20-Ton Trolley Crane
<b>Overhead Crane #2</b>	10-Ton Trolley Crane
<b>Lease Type</b>	Triple Net (NNN)
<b>Asking Lease Rate</b>	\$6.50 per SF / NNN
<b>Investment Pricing</b>	Unpriced — Offers Invited

## LEASE TERMS & STRUCTURE

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### Asking Lease Rate

\$6.50 per square foot per year, Triple Net (NNN). The NNN lease structure places responsibility for real estate taxes, building insurance, and operating expenses on the tenant, providing the landlord with a predictable net return.

### Lease Term

Landlord preference is for qualified tenants to execute long-term leases of 3 to 5 years or greater. Longer-term commitments are strongly preferred and may be considered favorably in lease economics.

### Tenant Improvement Allowance

Tenant improvement allowance is negotiable based on lease term, tenant creditworthiness, and proposed use. Longer lease commitments will be evaluated more favorably for TI consideration.

### Operating Expenses (NNN)

Tenant is responsible for their pro-rata share or full cost (depending on tenancy structure) of: real estate taxes, property insurance, and common area maintenance (CAM). Specific NNN expense estimates are available upon request.

### Permitted Uses

Manufacturing, fabrication, warehouse and distribution, industrial processing, assembly, and other compatible industrial uses. Use subject to landlord approval and applicable zoning requirements.

### Investment Sale

The property is also available for acquisition. The seller has elected to offer this asset unpriced, inviting the market to submit qualified written offers. All offers will be considered. Interested investment purchasers are encouraged to contact the listing broker directly.

## LOCATION & MARKET OVERVIEW

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### **Rochester, New York**

Rochester is the third-largest city in New York State and serves as the economic hub of the Finger Lakes region. The Rochester MSA is home to a diverse and established industrial base rooted in manufacturing, optics, photonics, advanced electronics, healthcare, and distribution.

### **Industrial Market**

The Rochester industrial market has demonstrated consistent demand from both regional manufacturers and national distribution users. Rochester's central position within the Northeast corridor, with access to I-490, I-390, and proximity to the New York State Thruway (I-90), provides excellent connectivity to Buffalo, Syracuse, and broader regional logistics networks.

### **Workforce**

Rochester benefits from a deep skilled manufacturing workforce, supported by a strong regional educational infrastructure including Monroe Community College, Rochester Institute of Technology, and the University of Rochester. This talent pipeline is particularly valuable for manufacturers, fabricators, and technology-driven industrial operators.

### **Site Accessibility**

100 Pixley Industrial Parkway is located within an established industrial corridor, providing practical access for truck traffic, employee commutes, and regional distribution. Specific access and ingress/egress details are available upon request or property tour.

# CONTACT & NEXT STEPS

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To schedule a property tour, request additional financial information, submit a letter of intent, or discuss terms, please contact the exclusive listing broker directly.

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<b>SCHEDULE A TOUR</b> Tour the property at your convenience	<b>REQUEST FINANCIALS</b> NNN expense detail available upon request	<b>SUBMIT AN OFFER</b> LOI or offer package welcomed
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