

**AVAILABLE FOR LEASE**

**801 West Ave,  
Rochester, NY 14611**



**Space SF: 7,250    Drive Ins: 1 (12')    Power: 3-Phase 480V    Clear Height: 14'**



## ***Property Summary***

801 West Ave presents a well-maintained ±7,250 SF industrial facility ideal for warehouse or light manufacturing users. The property features approximately 3-phase 480V power, supporting a wide range of operational needs. The building is equipped with one 12' drive-in door and offers a 14' clear height, providing functional space for storage, distribution, or equipment use. Recent upgrades include new LED lighting throughout, enhancing energy efficiency and overall workspace quality.

## ***For More Information***



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