



moore corporate real estate

## 105 ELMORE DRIVE



## FOR SALE: 85,000 SF +/- INDUSTRIAL BUILDING

- **Address:** 105 Elmore Drive, Rochester, New York 14606
- **Location:** Located off Elmgrove Road with access to Rte 531 & I-490 Expressway
- **Town/County:** Town of Greece/Monroe County
- **Zoning:** FOI – Flexible Office Industrial
- **Tax Account #:** 088.04-4-23.1
- **Year Built:** 1978
- **Site Size:** 5.35 Acres
- **Sale Price:** **\$8,750,000**
- **Building Size:** **Total: 85,132 SF**  
Main Building: 73,912 SF 1<sup>st</sup> Floor: 60,162 SF - 2<sup>nd</sup> Floor: 13,750 SF  
Out Building: 11,220 SF
- **Total Taxes:** \$147,398 (Estimated) or \$1.73/PSF
- **Parking:** 325 car spaces
- **OH Clearance:** 24' – 40'
- **Racking:** PE Certified 30' High Bay Racking
- **Loading Docks:** 8 docks
- **Drive-In Doors:** 5 drive-in doors
- **Security System:** DMP fob access
- **Sprinklers:** ESFR high density sprinkler system
- **Electrical Service:** 3-phase 480 volt, 3-1000 KVA transformers, 3-1200 amp services
- **HVAC:** Entire building is fully heated & air-conditioned
- **Roof:** Standing seam metal roof
- **Cranes:** 2 – 2 ton cranes systems
- **Buss Duct:** Yes – Manufacturing area
- **Elevators:** 1 – Freight elevator (2000 lbs.), 1 – Passenger elevator
- **Lighting:** T-8 in Manufacturing, LED in Warehouse

**ALL INFORMATION IS DEEMED ACCURATE BUT NOT GUARANTEED**

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