



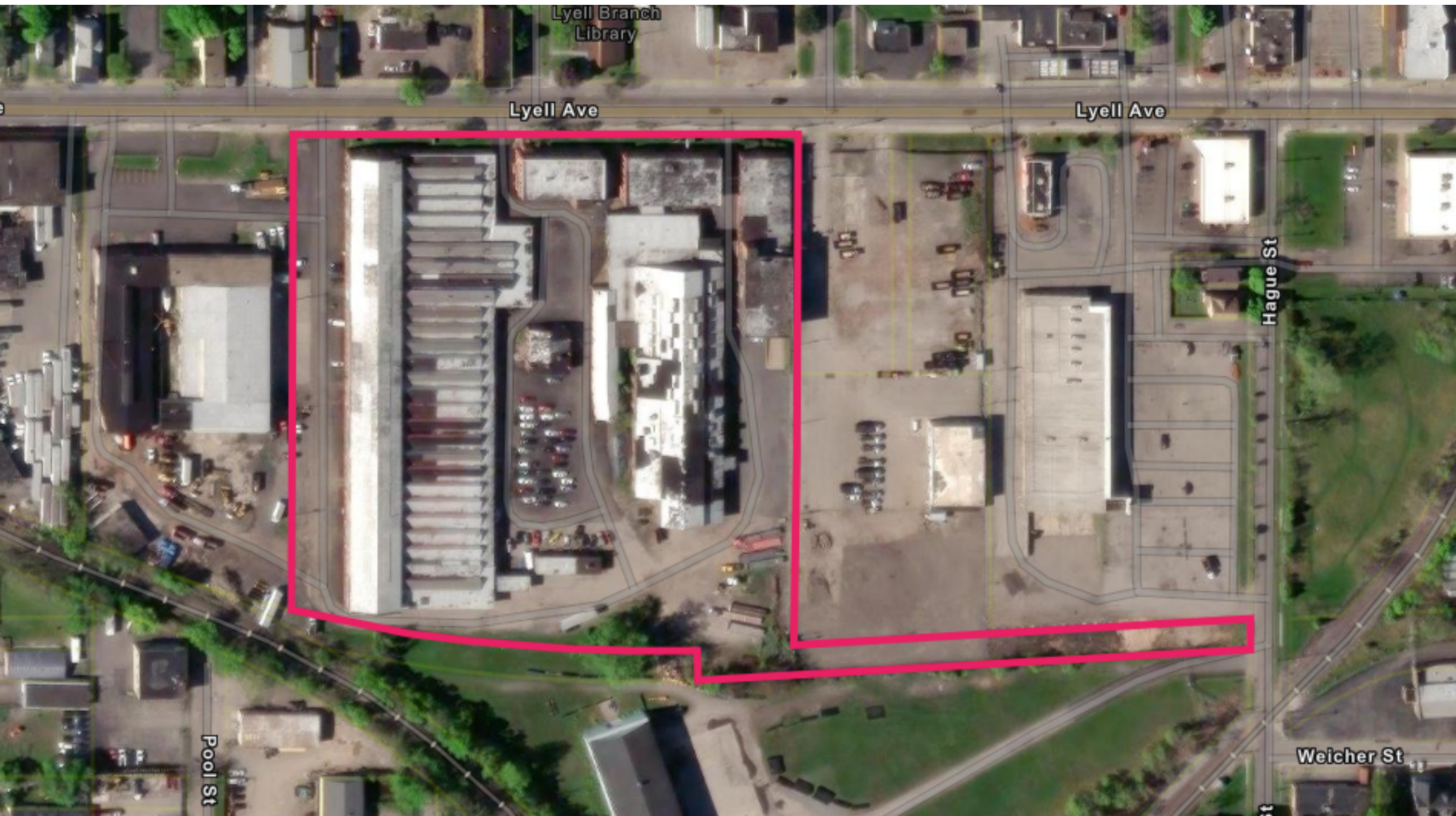
Available For Lease

**961 Lyell Ave
Rochester, NY 14606**



PROPERTY SUMMARY & PARCEL OUTLINE

961 Lyell Ave in Rochester offers 2,600 SF to 56,630 SF of flexible industrial space across multiple suites, accommodating a wide range of warehouse, distribution, manufacturing, and service users. Situated on 9.93 acres, the property features 14'-30' clear heights, 8 drive-in doors, and multiple shared loading docks to support efficient operations. Located within the Lyell Business Center, the property provides immediate access to I-390, I-490, and Route 31, with Downtown Rochester and the Greater Rochester International Airport just minutes away, offering outstanding regional connectivity and convenience.



PROPERTY DETAILS & SPECIFICATIONS

Address: 961 Lyell Ave, Rochester, NY 14606

Type: Industrial/Flex

Total SF: 2,600-56,630

Acreage: 9.93

Dock Doors: Multiple Shared Loading Docks

Drive In Doors: 8

Clear Height: 14'-30'

Year Built: 1900



PRIME INDUSTRIAL LOCATION - (ROCHESTER, NY)

Rochester, NY is a well-established industrial and logistics market with a diverse economy driven by advanced manufacturing, technology, healthcare, and distribution. Its strategic location along the I-90 corridor, with convenient access to I-390, I-490, the Greater Rochester International Airport, and the Port of Rochester, provides efficient connectivity throughout the Northeast. Combined with a skilled workforce, competitive operating costs, and a strong base of industrial infrastructure, Rochester continues to attract manufacturers, distributors, and logistics users seeking long-term growth and operational efficiency.

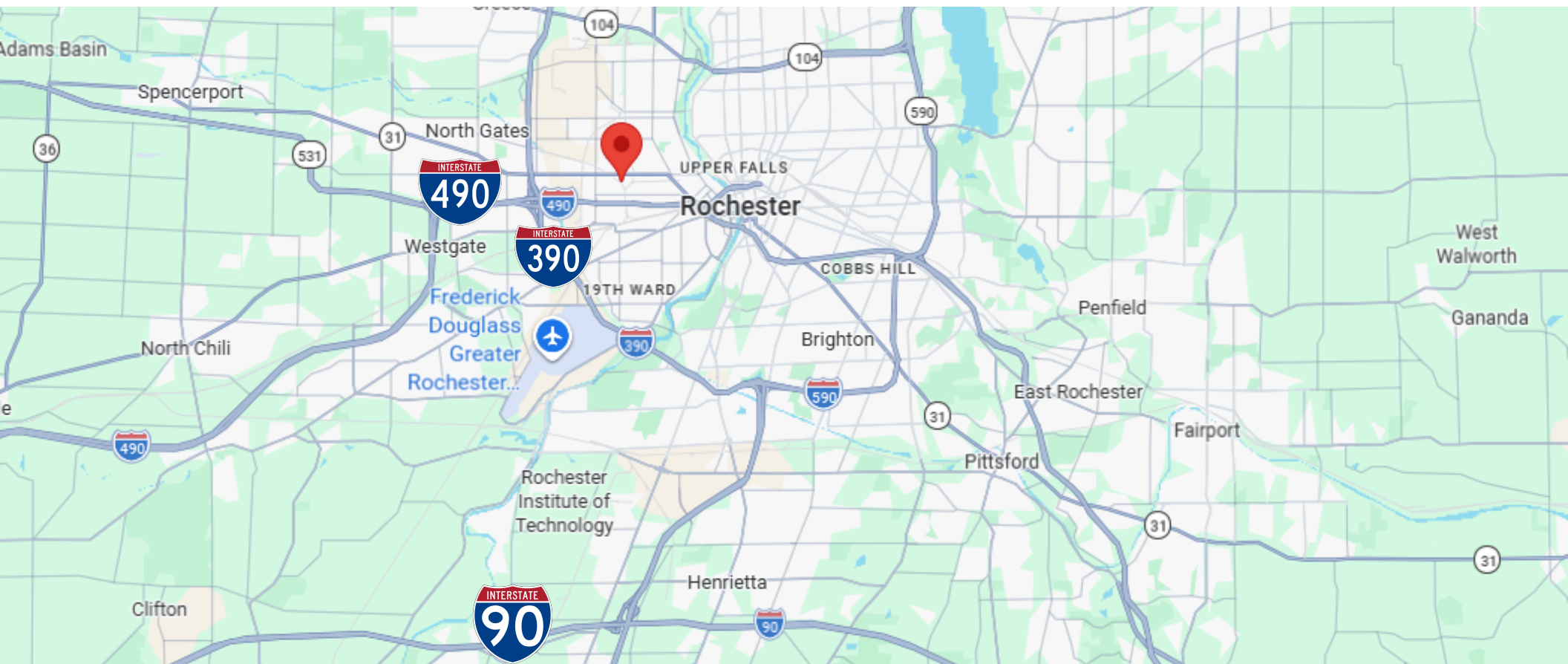
LOCATION KEY DISTANCES

Downtown Rochester - 2.6 Miles

I-90 - 12.9 Miles

I-490 - 1.2 Miles

I-390 - 2.5 Miles





Zach Smith



Leasing Officer



(315) 299-9989



Zach@IronHornEnterprises.com

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