

FOR SALE/LEASE | INDUSTRIAL OPPORTUNITY — ROCHESTER, NEW YORK



100 Pixley Industrial Parkway | Rochester, New York

**84,154 SF**  
BUILDING SIZE

**7 Acres**  
LAND

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

**Call for Pricing**  
INVESTMENT

## BUILDING SPECIFICATIONS

<b>Building Size</b>	84,154 SF
<b>Site Area</b>	7.0 Acres
<b>Clear Ht (Primary)</b>	16 Feet
<b>Clear Ht (~20% of Bldg)</b>	22 Feet
<b>Dock-High Doors</b>	2 Doors
<b>Grade-Level Door</b>	1 Door
<b>Parking Ratio</b>	1.33 / 1,000 SF
<b>Electrical</b>	3-Phase, 600A, 480V
<b>Power</b>	Step-Down Transformers
<b>Crane #1</b>	20-Ton Trolley Crane
<b>Crane #2</b>	10-Ton Trolley Crane
<b>Lease Type</b>	NNN



### EXCLUSIVE LISTING BROKER

Martin Grizzanti  
Edge Realty and Management  
585-402-2985 [marty@suplexconstruction.com](mailto:marty@suplexconstruction.com)

**Lease Rate: \$6.50/SF NNN**

Investment: Call for Pricing

All information deemed reliable but not guaranteed.