

LINC ONTARIO INDUSTRIAL CENTER

6372-6375 Furnace Road, Ontario, NY 14519

FOR LEASE



SUMMARY

Building Size:	70,530 SF
Available SF:	3,500 - 5,700 SF
Lease Rate:	\$6.50 - 8.50 SF/yr (MG)
Zoning:	I - Industrial District

OVERVIEW

Introducing a prime leasing opportunity at 6372-6375 Furnace Road, Ontario, NY. This property is zoned Industrial with a versatile layout to suit a range of businesses. There are two first floor suites available for lease, additional long term storage space is available on upper floors with freight elevator access.

Suite 180 consists of 3,500 SF with high ceilings, a grade level overhead door and access to the common docks. There is a 200 Amp electric service, the asking rate is \$8.50/SF modified gross.

Suite 220 consists of 5,700 SF with a small office area, dock height door and additional overhead door with a ramp to grade level. The asking rate for this space is \$6.50/SF modified gross.

The property is located 1/2 mile north of NYS Route 104 on the west side of Furnace Road in the Town of Ontario, Wayne County, NY. NYS Rt 104 is a four lane divided highway providing access to Rochester to the west, and Syracuse to the east. There is a traffic signal at the intersection of Furnace Road and NY 104, with many industrial and commercial uses in the immediate neighborhood.

JOSEPH F. "JOE" ROWLEY, JR. **JOSEPH L. ROWLEY (III)**

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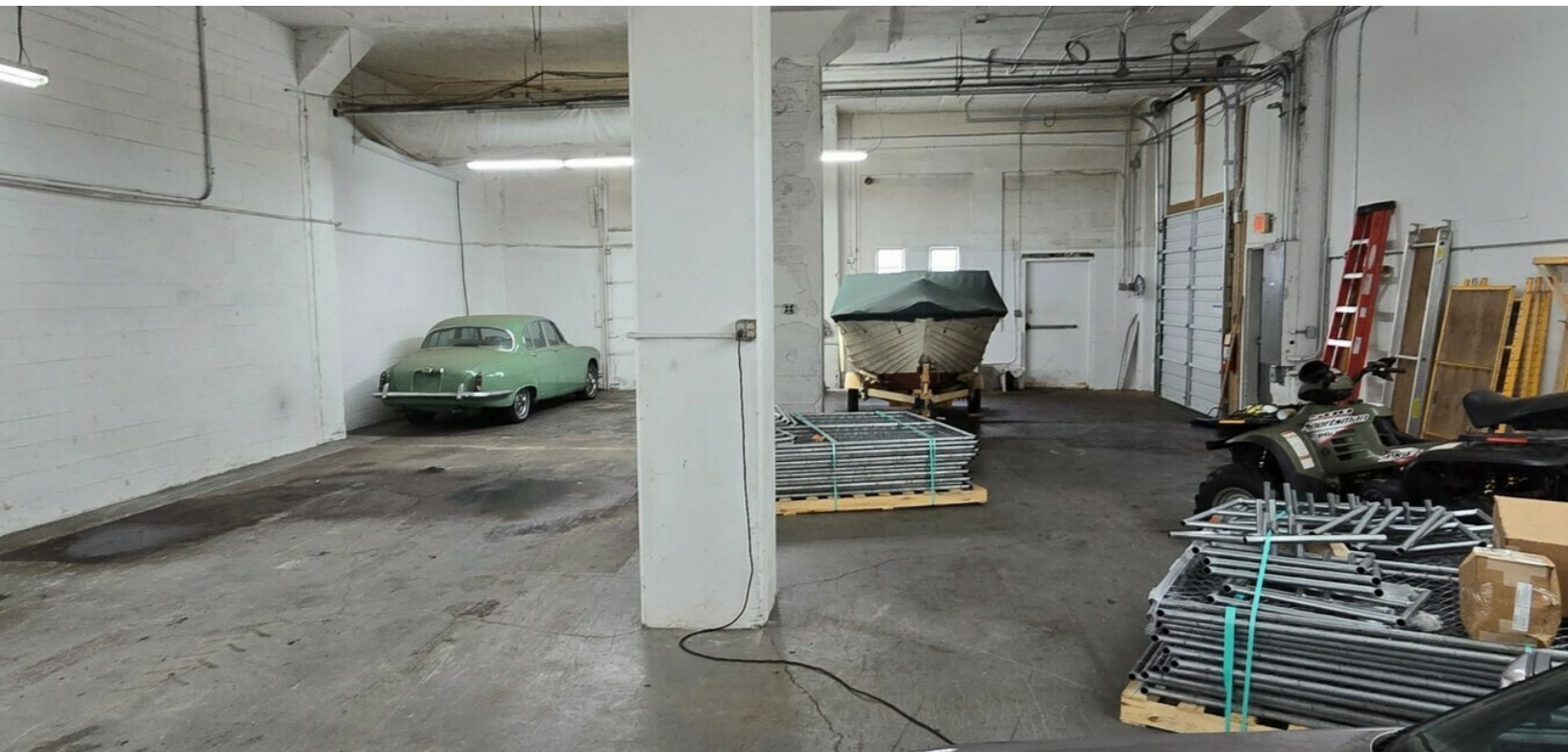
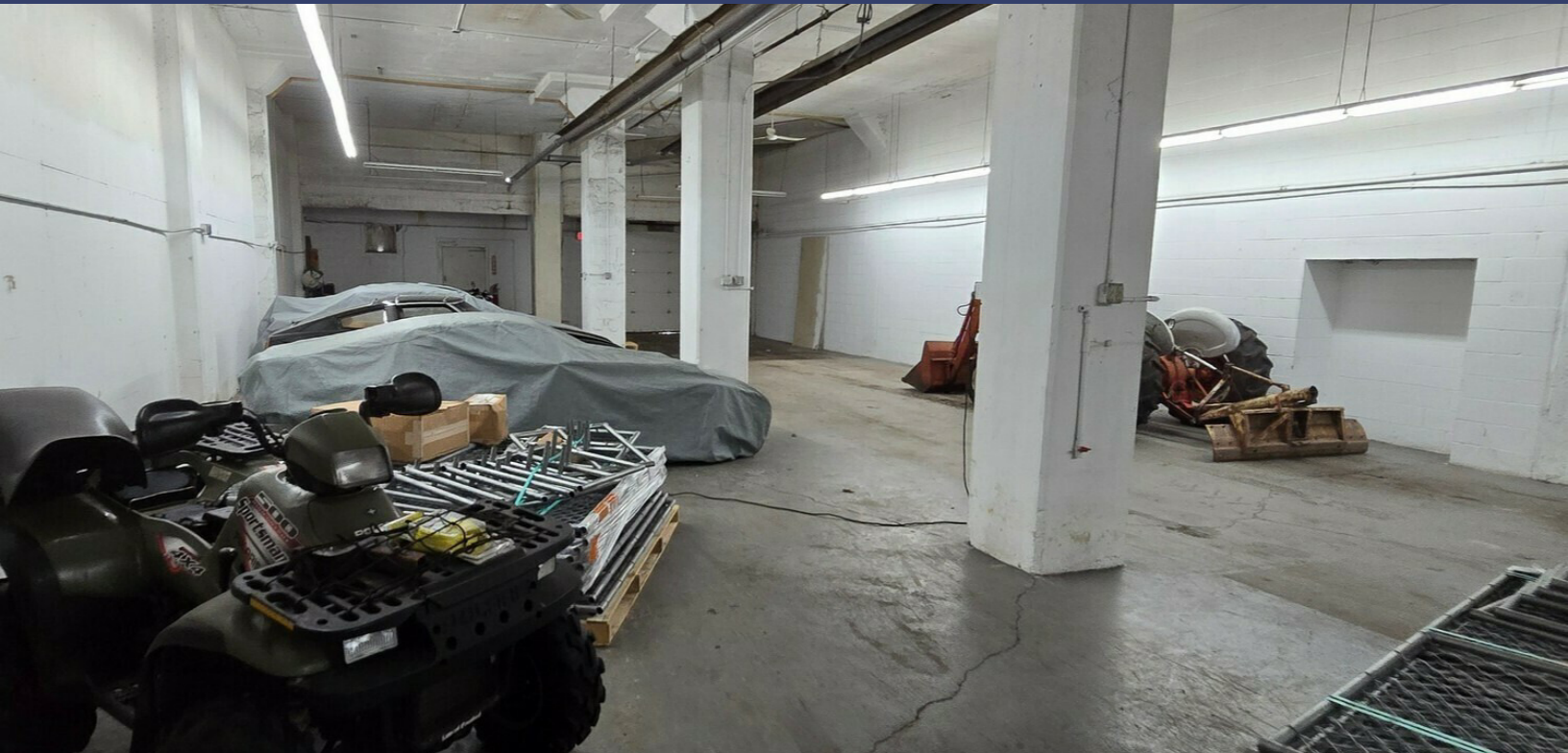
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SUITE 180 - 3,500 SF

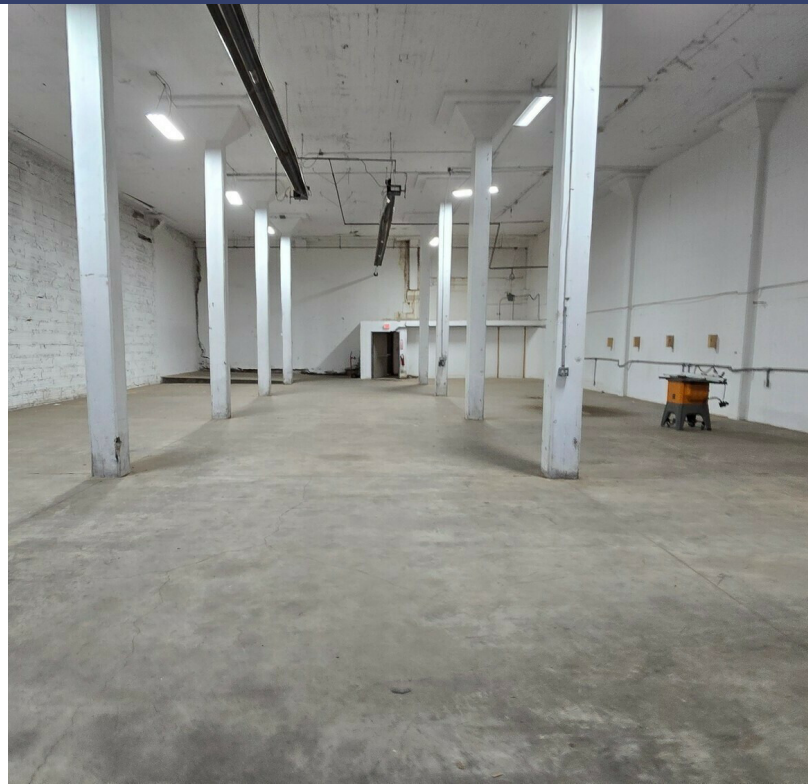


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SUITE 240 - 5,700 SF



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