



Available For Lease

**95 Ames St
Rochester, NY 14611**



PROPERTY SUMMARY & PARCEL OUTLINE

This rare 12-acre industrial ground lease opportunity offers a fully fenced and secured site with multiple access points in one of Rochester's most accessible industrial corridors. Zoned M-1 Industrial, the property is ideally suited for vehicle parking, construction staging, outdoor storage, fleet operations, contractor yards, and a variety of industrial outdoor storage (IOS) uses. The site includes a 1,500-square-foot garage building featuring a 14-foot clear height, one drive-in door, and 240V three-phase power, providing functional support space for operations. The expansive 12-acre parking lot offers exceptional flexibility for users seeking secure outdoor space, equipment storage, or laydown yard capabilities. Strategically located with close proximity to I-490 and I-390, the property provides excellent regional connectivity and efficient access throughout the Rochester market and beyond. This is a unique opportunity to secure a large-scale industrial site in a supply-constrained market.



Property Details & Specifications

Address: 95 Ames St, Rochester, NY 14611

Type: Industrial

Total SF: 1,500 SF Garage onsite

Acreage: 12

Drive In Doors: 1

Clear Height: 14'



PRIME INDUSTRIAL LOCATION - (ROCHESTER, NY)

Rochester, NY is a strategic Upstate New York market known for its diverse economy, skilled workforce, and strong transportation infrastructure. Positioned along the I-90 New York State Thruway with direct access to I-390 and I-490, Rochester offers efficient connectivity to major Northeast and Midwest markets. The region continues to attract industrial, logistics, manufacturing, and service-related users due to its competitive operating costs, available labor pool, and growing demand for warehouse, distribution, and industrial outdoor storage (IOS) facilities.

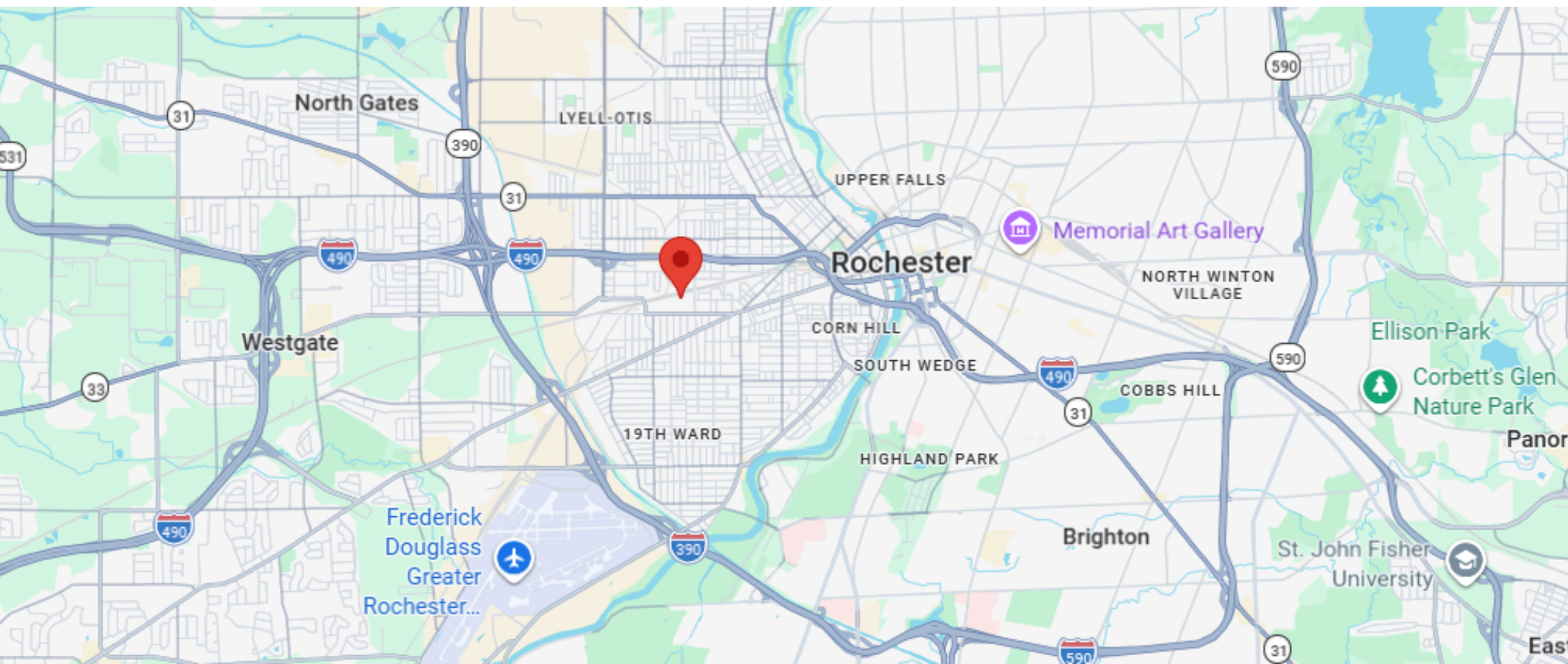
LOCATION KEY DISTANCES

Downtown Rochester - 2 Miles

I-490 - 0.8 Miles

I-390 - 1.8 Miles

I-90 - 22 Miles





Zach Smith



Leasing Officer



(315) 299-9989



Zach@IronHornEnterprises.com

Available For Lease

95 Ames St

Rochester, NY 14611

