

**AVAILABLE IMMEDIATELY**

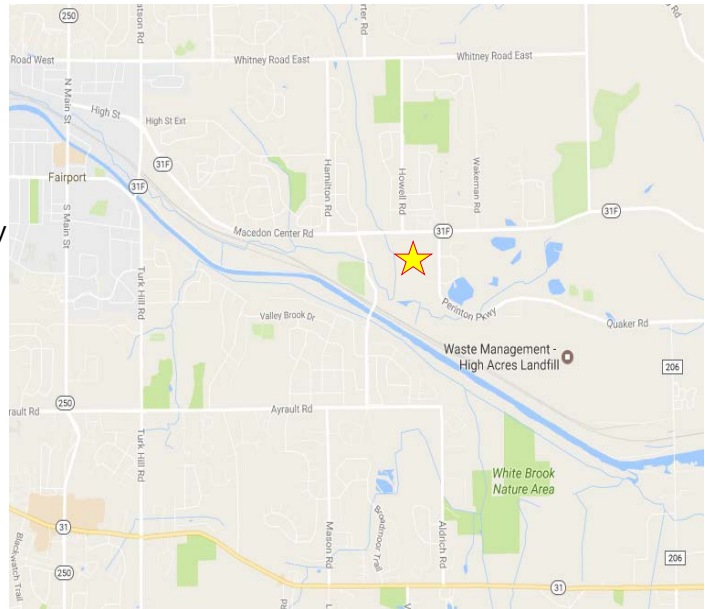


**PROPERTY FEATURES**

- Flex Building
- Priced below market value
- Eastside manufacturing warehouse space ideal for office, manufacturing or assembly
- 2 truck level doors
- 450 Amp, 480V, 3Ph
- Newly renovated manufacturing space
- Located just east of the Village of Fairport on Perinton Parkway
- Fairport electric

**Building Features**

Total Square Feet	39,361 ± SF
Lot Size	7.51± Acres
Available	29,527 ± SF
Asking Price	\$1,100,100
Lease Rate (Office)	\$12.00 psf, Gross
Lease Rate (Warehouse)	\$5.00 psf, Gross

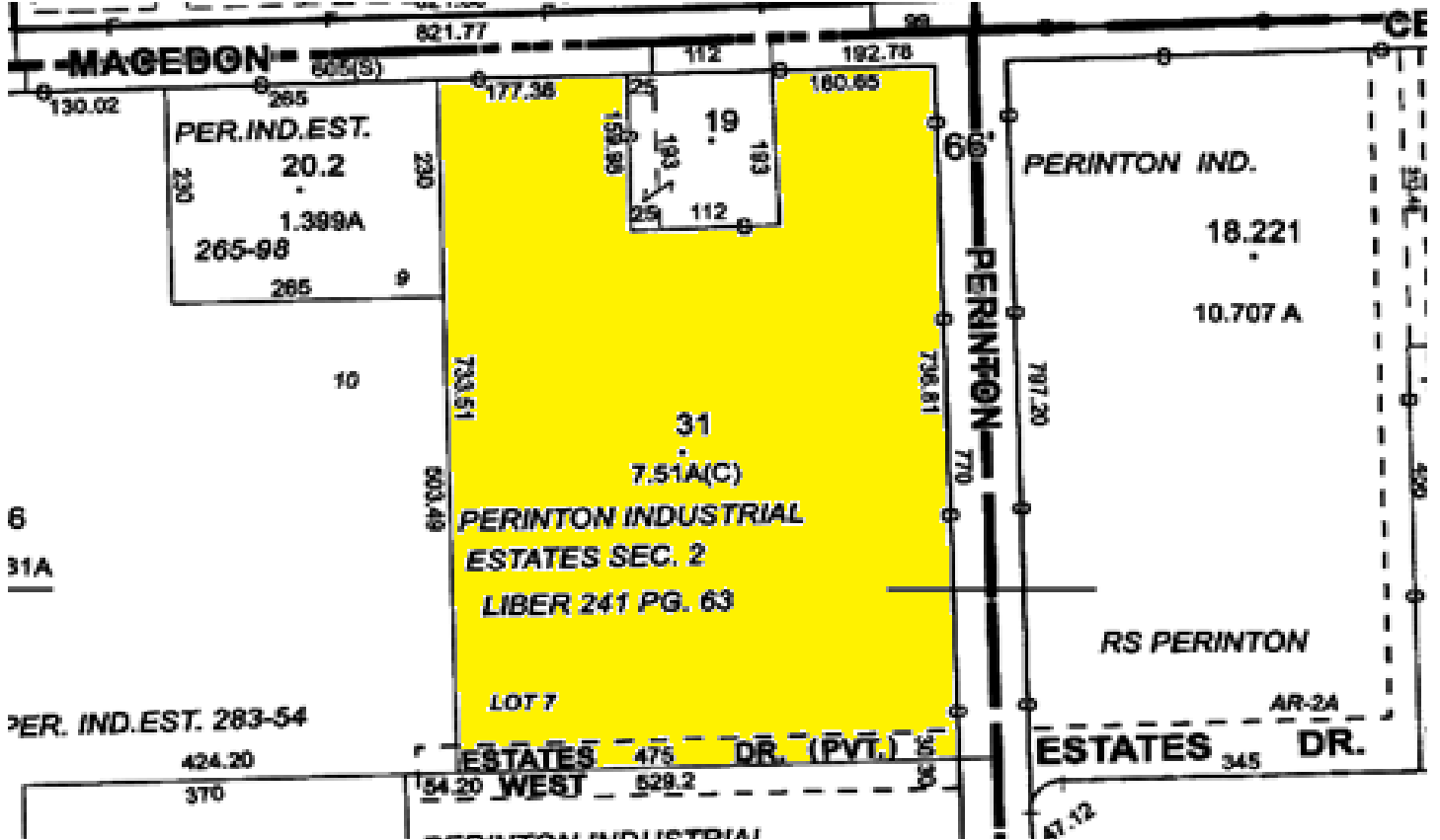


For more information, please contact:

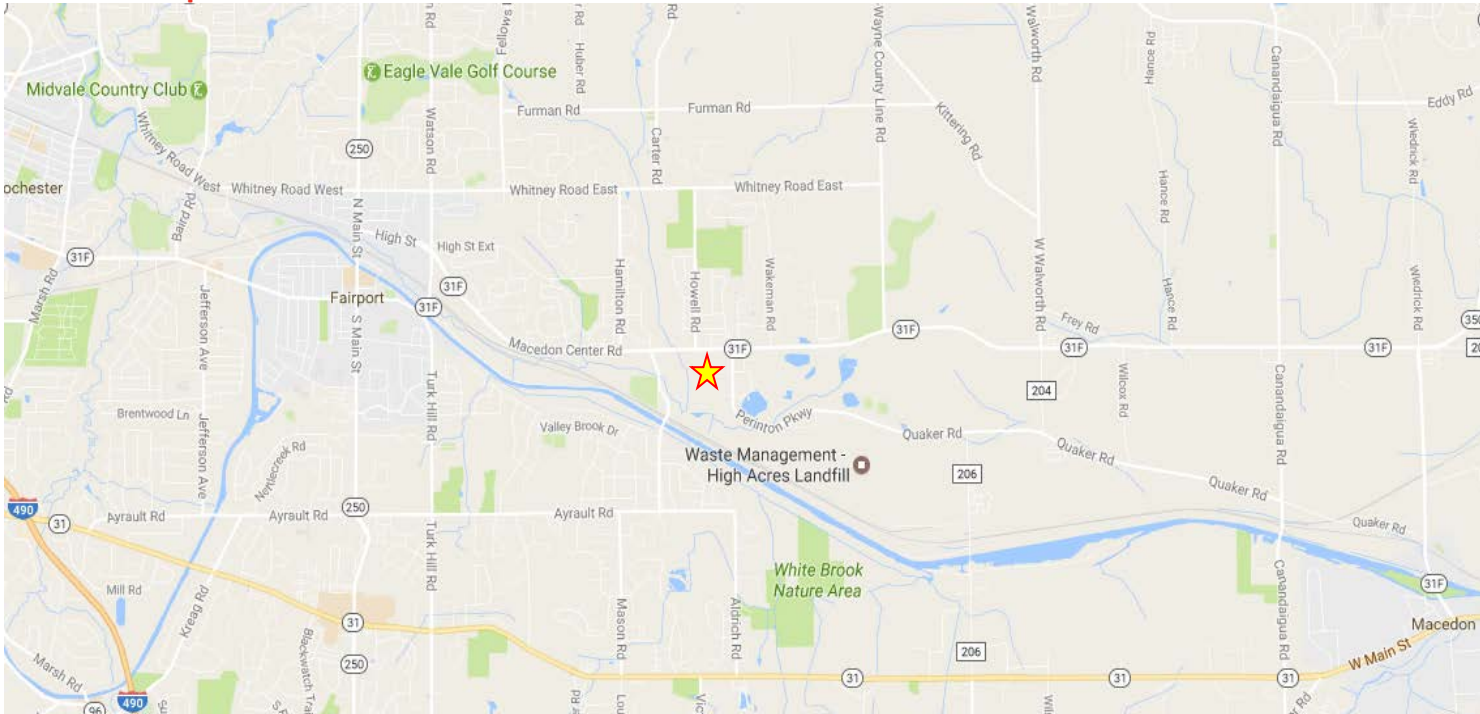
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Tax Map



Location Map



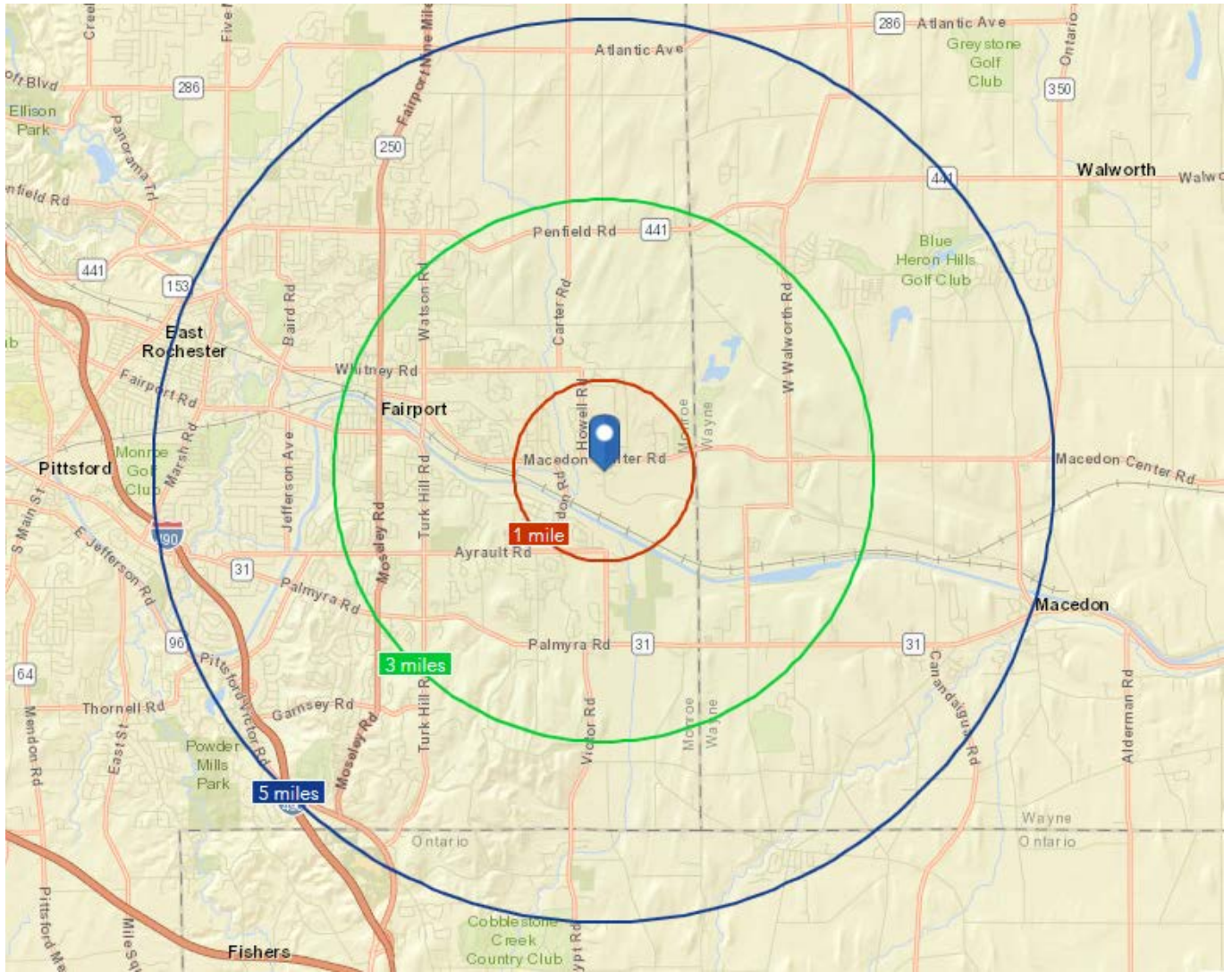
Site Aerial



Market Aerial



# Area Demographics



DEMOGRAPHIC & INCOME PROFILE - 2015 SUMMARY			
	1 Mile	3 Miles	5 Miles
Population	3,118	28,763	74,044
Households	1,022	11,678	30,101
Families	863	7,990	20,677
Average Household Size	3.04	2.44	2.44
Owner Occupied Housing Units	964	8,760	23,244
Renter Occupied Housing Units	58	2,918	6,857
Median Age	41.0	43.4	44.6
Median Household Income	\$108,640	\$79,310	\$74,668
Average Household Income	\$140,090	\$103,516	\$98,795

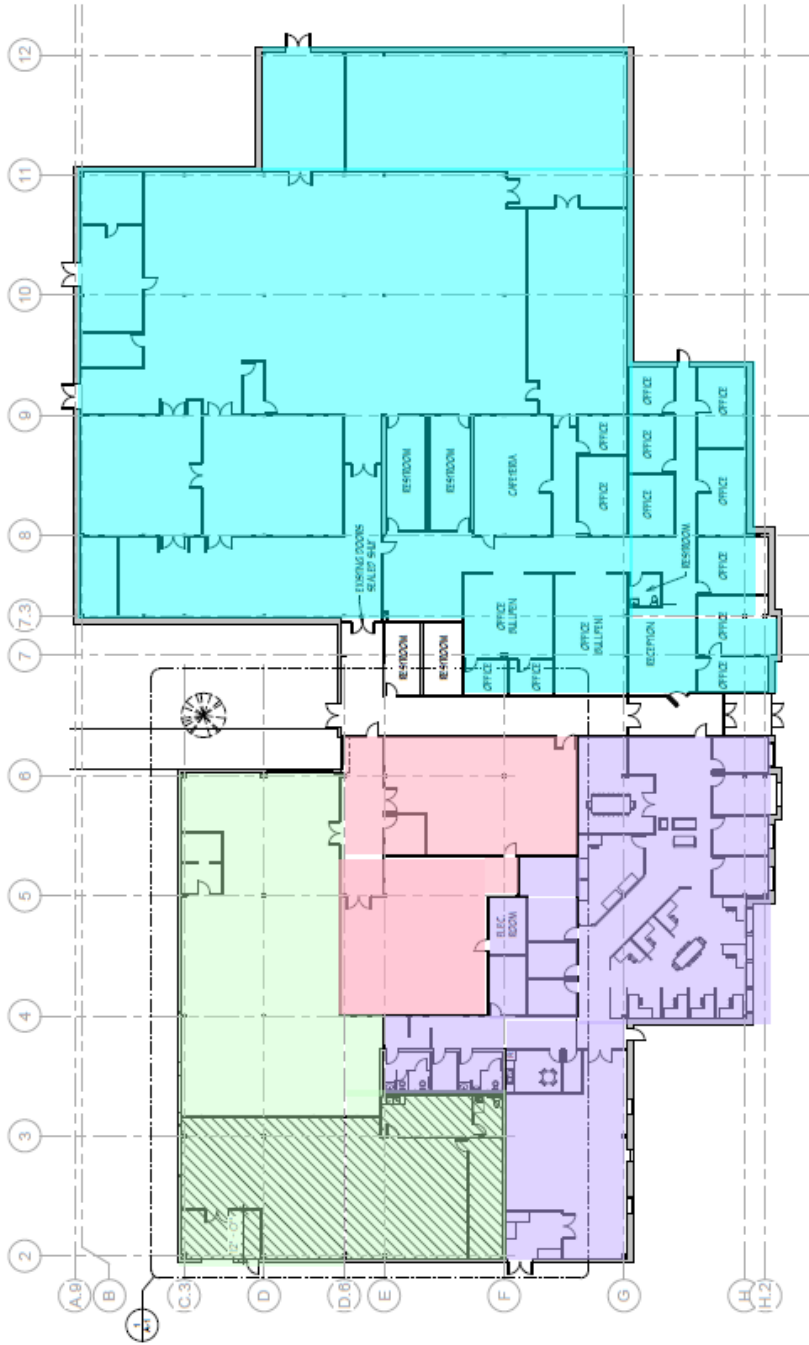
BUSINESS SUMMARY			
	1 Mile	3 Miles	5 Miles
Total Businesses:	65	1,087	3,017
Total Employees:	975	11,182	50,199
Total Residential Population	3,118	28,763	74,044
Employee/Residential Population Ratio:	0.31:1	0.39:1	0.68:1

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# Floor Plan



- XACTIV-- 20760 rsf
- SAELIG-- 6246 rsf
- CHOICE REF.-- 3588 rsf
- VACANT-- 8767 rsf

① PROPOSED PLAN  
1/16" = 1'-0"

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Pyramid Brokerage Company