



Pyramid Brokerage
Company



FOR SALE

15 Mc Ardle Street
Rochester, NY

23,400± SF

**Manufacturing, Warehouse and
Office Space**

Alessandro Ceres
Real Estate Salesperson
+1 585-248-9426 x 355
aceres@pyramidbrokerage.com

370 Woodcliff Drive, Suite 210
Fairport, New York 14450
+1 585 248 9426
pyramidbrokerage.com

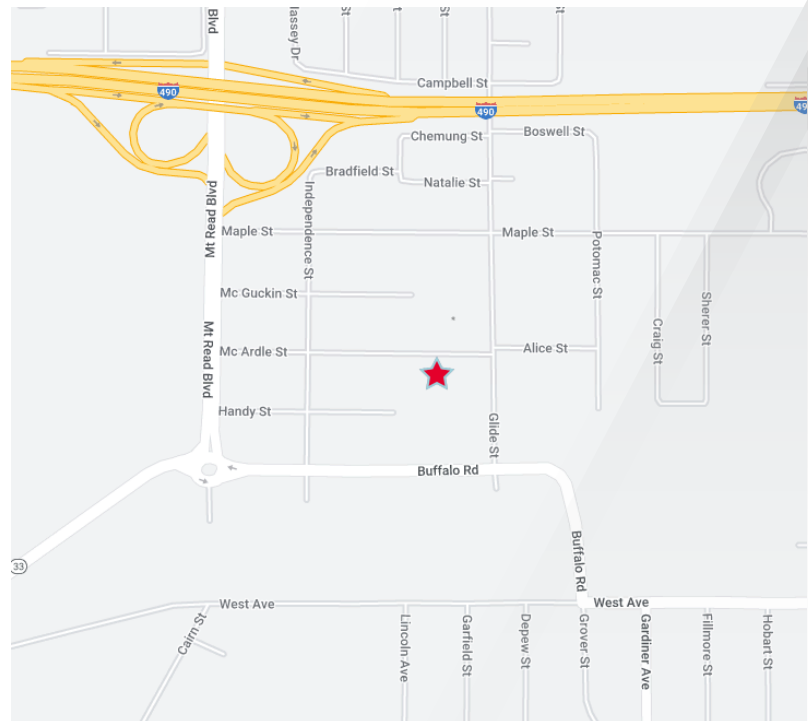


AVAILABLE IMMEDIATELY

Property Highlights

- Manufacturing/Warehouse/Office
- 2 Cranes
- Interior truck dock
- 2 Grade Doors
- Compressor with Processed Air
- Power 600A
- LED lighting

Demographic	1 Mile	3 Miles	5 Miles
Population	17,029	122,994	296,373
Households	6,941	48,220	120,845
Average HH Income	50,510	56,343	67,945
Source:	ESRI		



Contact

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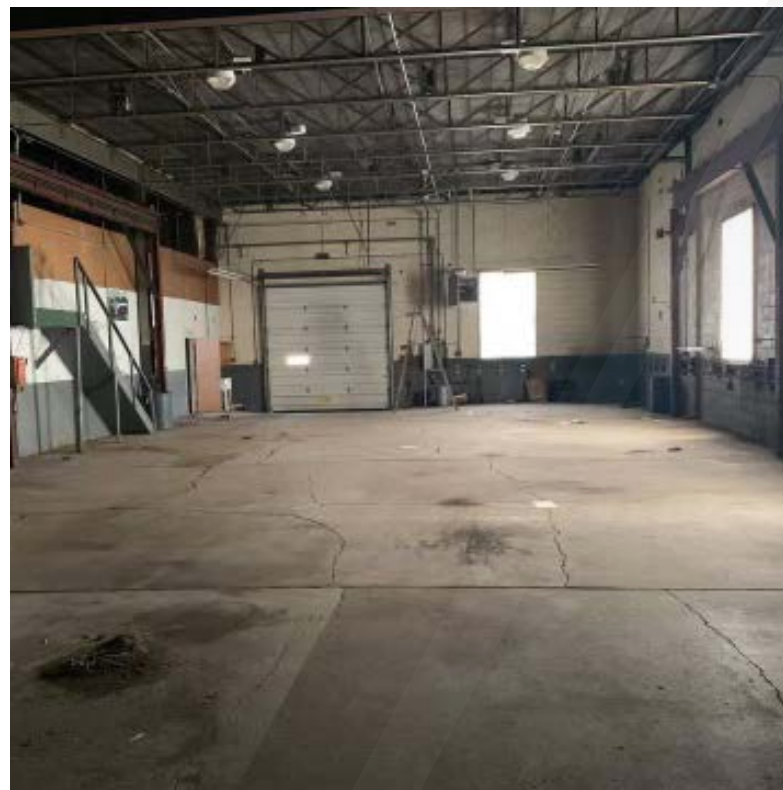
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Property Specifications



Property Specifications

Year Built	1950
Year Renovated	1997
Total Building SF	±23,400
Available SF	±23,400
Office Area	Currently ±25%
Construction	Masonry block
Floor	Single Floor
Clear Height	±18 – 20'
HVAC	Office AC
Compressor	Onsite with Air Lines
Demised	4,000 SF Separate utilities
Colum Spacing	20x 40'
Lot Size	±240' x 229.96' (front x back)
Land Area	±0.92 Acres
Fenced Parking/Yard	Paved ±15,000 SF
Dock Doors	1 — 11.5x14' Interior dock recessed
Grade Doors	2 — 12x12'
Cranes	10-ton, 80' runway, 40' span 5-ton, 80' runway, 40' span 16' hook height
Electrical	600A; 240volts
Lighting	LED T 5 & Fluorescent
Gas Service	3 inch main
Electric/Gas	RG&E
Water/Sewer	MCWA
Data/Tel	Spectrum



Site Aerials

