

# PAD SITES & FLEX SPACE AVAILABLE

1771 Brighton-Henrietta Townline Road  
Rochester, NY 14623



INDUSTRIAL PROPERTY FOR LEASE



**Brian Donovan**

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## PROPERTY DESCRIPTION

The available building space is ideally suited for warehouse, light manufacturing, or distribution tenants. Boasting multiple loading docks and at-grade overhead doors, there is a large, well-lit parking lot, as well as the ability to add a customer-facing retail space if desired. The building can also be modified to allow for cold storage.

In addition, there are pad sites available in front of the main building that take advantage of the visibility from Brighton-Henrietta Townline Road and the high traffic on West Henrietta Road. A wide variety of retail concepts would be viable options at these pad sites, including (but not limited to) medical, banking, and flex space/light manufacturing. The pad sites are available for ground lease, sale, and build-to-suit.

## LOCATION DESCRIPTION

This site is located just off the intersection of Brighton-Henrietta Townline and West Henrietta. The immediate neighbor is a brand-new large scale Delta Sonic car wash and convenience station that drives a large amount of traffic to the area, especially during winter months. The close proximity to Jefferson Road and West Henrietta Road allow for synergy with the existing, established retail corridors in Henrietta.

## PROPERTY HIGHLIGHTS

- Monument signage
- Loading docks
- Overhead doors
- High ceilings
- Great for warehouse, manufacturing, or distribution concepts
- Pad sites for lease, sale, or build-to-suit

SPACES	LEASE RATE	SIZE (SF)
Flex Space	Negotiable	34,568
Pad Site 1	Negotiable	43,560
Pad Site 2	Negotiable	42,253
Pad Site 3	Negotiable	42,253



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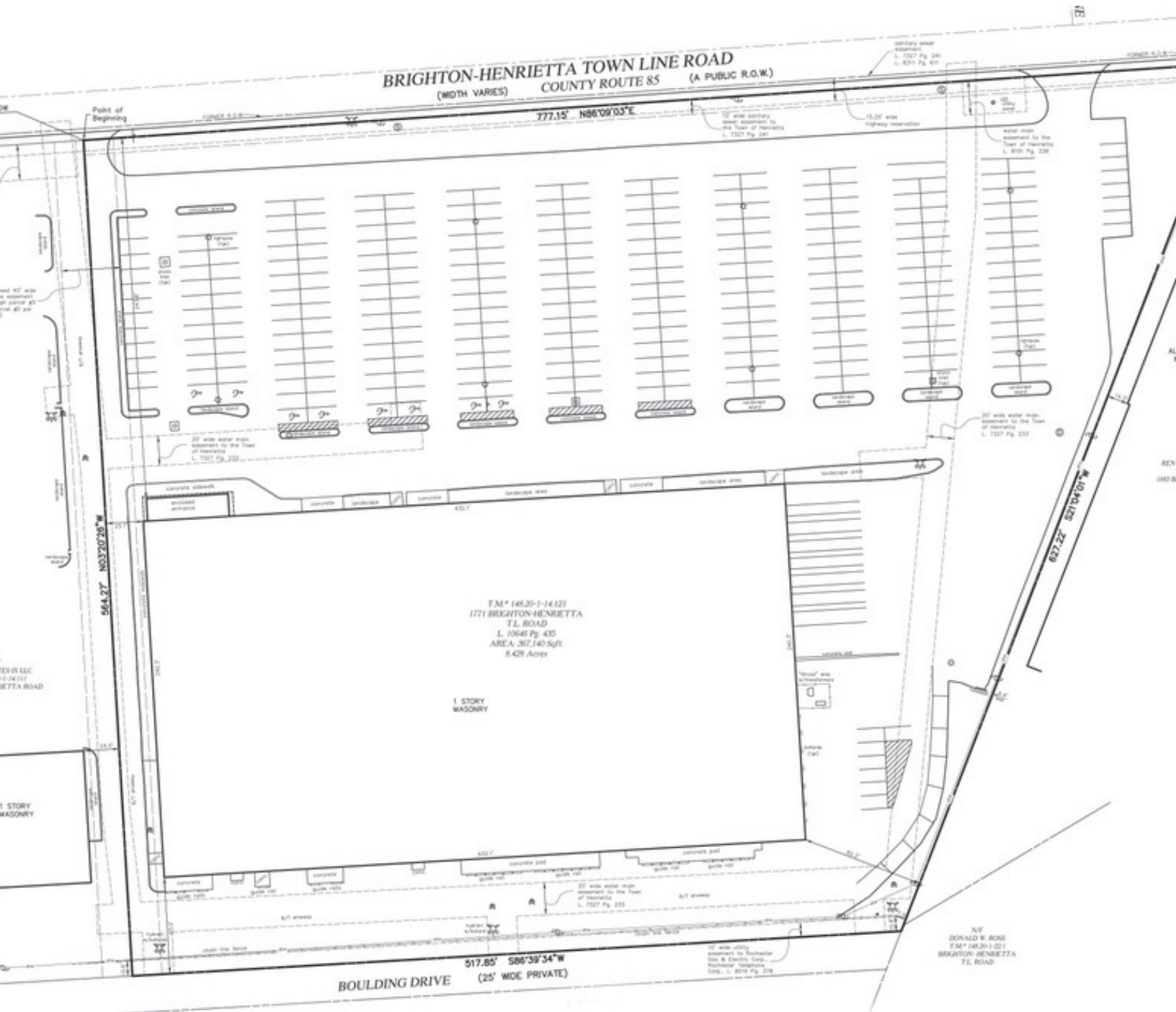
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Site Plan



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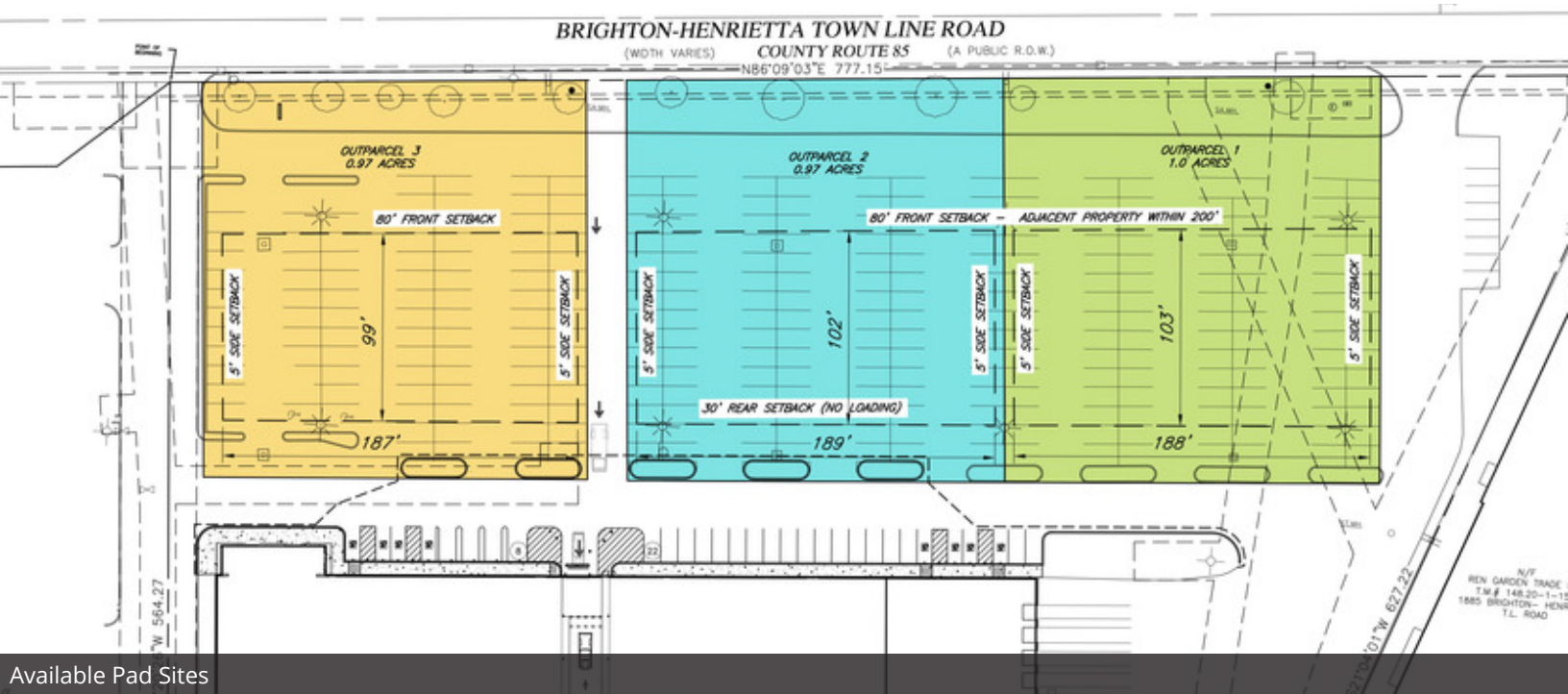
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## LEASE INFORMATION

Lease Type:	MG; Ground	Lease Term:	Negotiable
Total Space:	34,568 - 43,560 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Flex Space	Available	34,568 SF	Modified Gross	Negotiable	-
Pad Site 1	Available	1 Acres	Ground Lease	Negotiable	-
Pad Site 2	Available	0.97 Acres	Ground Lease	Negotiable	Can be combined with Pad Site 3
Pad Site 3	Available	0.97 Acres	Ground Lease	Negotiable	Can be combined with Pad Site 2



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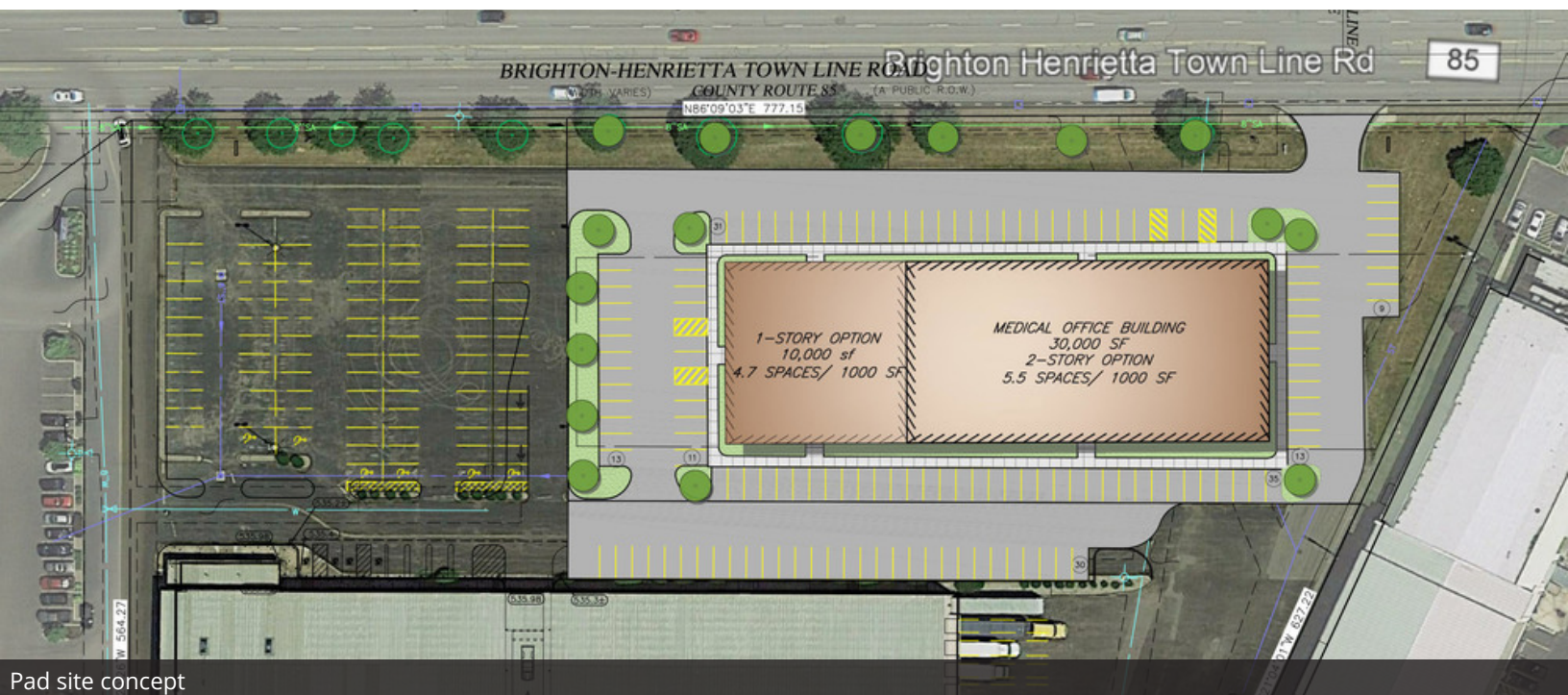


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Pad site concept



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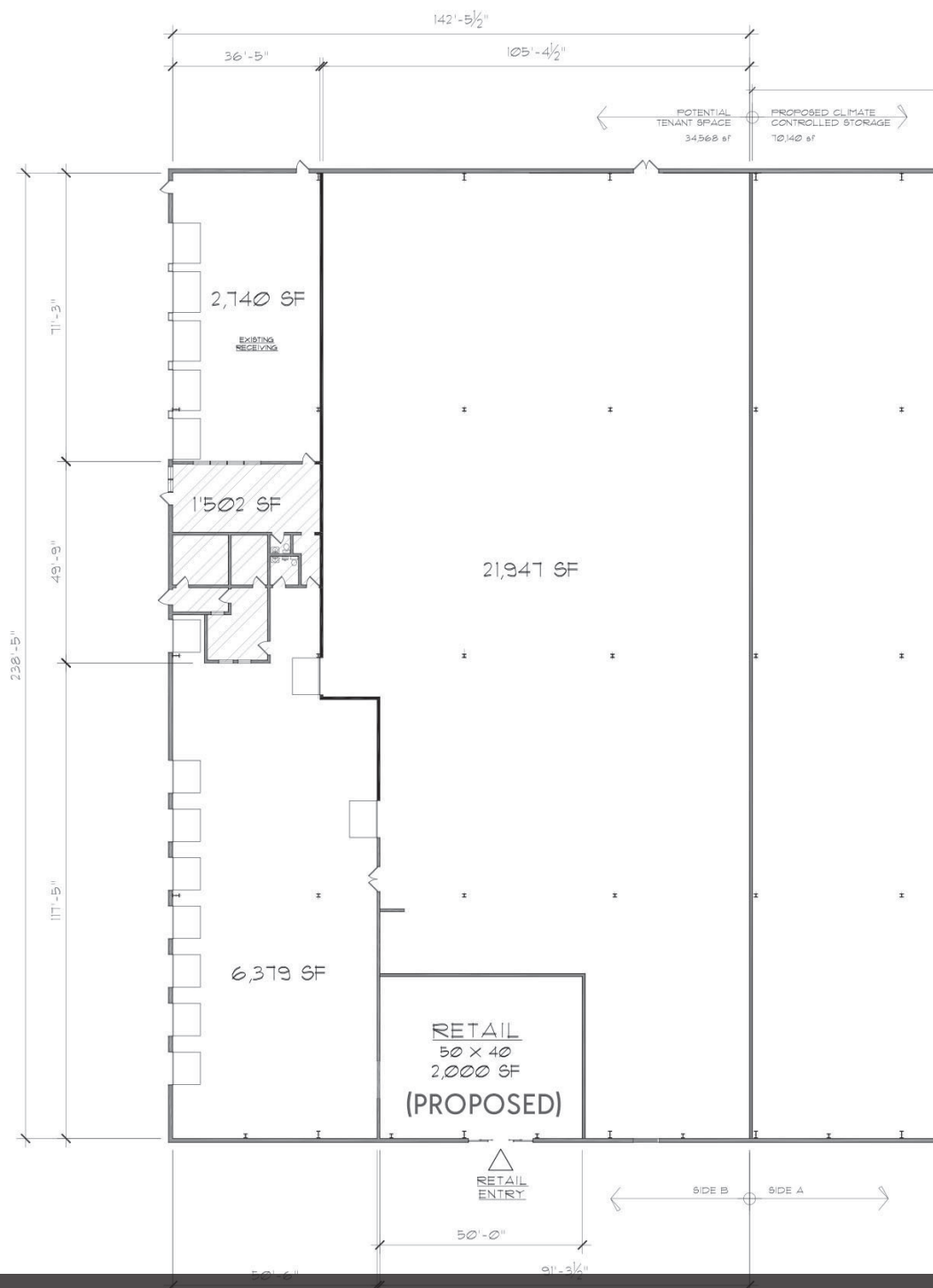
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Concept flex space floor plan



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