

▶ LYELL BUSINESS CENTER

961 LYELL AVENUE, ROCHESTER, NY 14606

Lyell Business Center is a brick and mortar flex building complex located on a busy truck and commuter route near the City of Rochester and expressways. Manufacturing, warehouse, and office/showroom all fit comfortably.

Current Industrial Availabilities:

- 2,678 SF on the third floor of Building 4; Accessible through common dock and freight elevator
- 4,800 SF on the first floor of Building 1 with a 12' grade level door
- 18,000 SF in Building 12

Current Office Availabilities:

- 2,500 SF office on the first floor of Building 2
- 2,500 - 4,992 SF offices on the second floor of Building 2



**INDUSTRIAL
SPACE
AVAILABLE**



**EASY
EXPRESSWAY
ACCESS**



**WEST
SIDE**



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**BUCKINGHAM
PROPERTIES**