



Building FOR SALE

350 Buell Road
Rochester, NY 14624

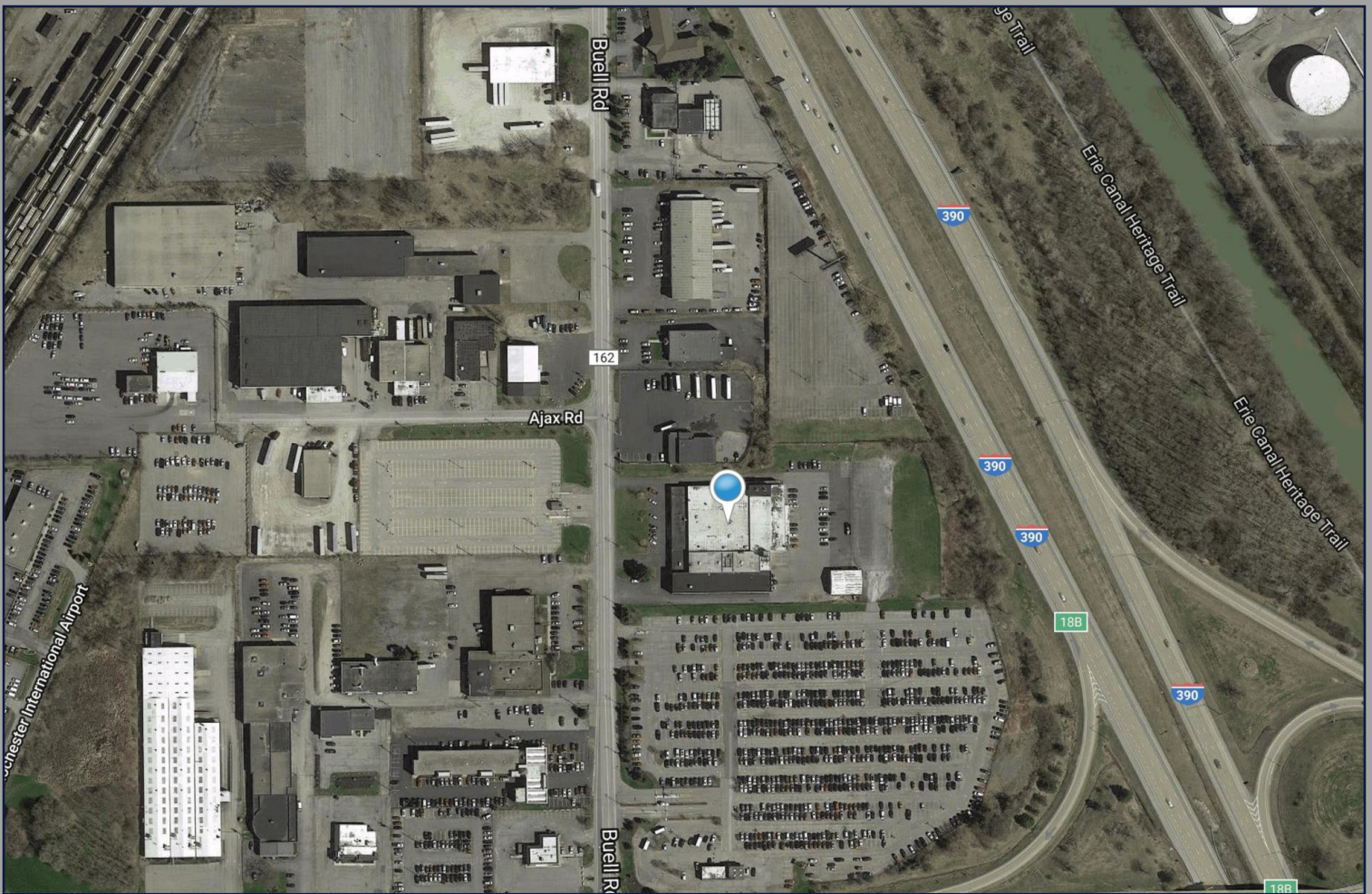
Industrial Building Available: **48,962 SF**

- » Situated on 4.2 Acres
- » Ample On-Site Parking; 100+ Available Spots
- » Fully Air Conditioned Warehouse
- » Next to Rochester International Airport
- » Easy Access to NYS 390
- » 3 Loading Docks & 2 Grade Level Doors
- » High Bay Ceilings



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FLAUM
MANAGEMENT COMPANY, INC.
DEVELOPMENT • BROKERAGE • CONSULTING



PROPERTY DETAILS

Price: Upon Request
Sale Type: Investment
Cap Rate: 9.00%
Building Class: B
Rentable Building Area: 48,962 SF
Lot Size: 4.20 AC

Year Built: 1960
Parking Ratio: 3.68/1,000 SF
Clear Ceiling Height: 14' 6" - 27"
No. Dock-High Doors/Loading: 3
No. Drive In/Grade-Level Doors: 1
Cross Street: Ajax rd.

BUILDING AMENITIES:

The building is equipped with a Bio-Tech/Lab Space, Floor Drains, Signage, Air Conditioning, a Fenced Lot and much more!

Let our experienced professionals help you today. With decades of experience, our team brings a wealth of experience in real estate, brokerage, and project management.



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