



INDUSTRIAL DEVELOPMENT

35,000 SF Available

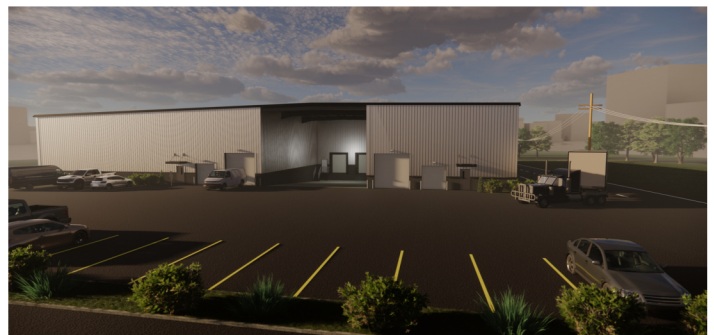
**1701 Lyell Avenue,
Rochester, NY 14606**

Development site offering a build-to-suit 35,000 SF industrial building with 24' clear height, 2 dock height doors, 4 grade level doors, and 1600 AMP @ 480V 3-phase power. Frontage along Lyell Avenue with easy access to I-390 and I-490.

PROPERTY

highlights

- ✓ 24' Clear
- ✓ 2 Dock Height Doors
- ✓ 4 Grade Level Doors
- ✓ 1600 AMP @ 480V 3-Phase Power



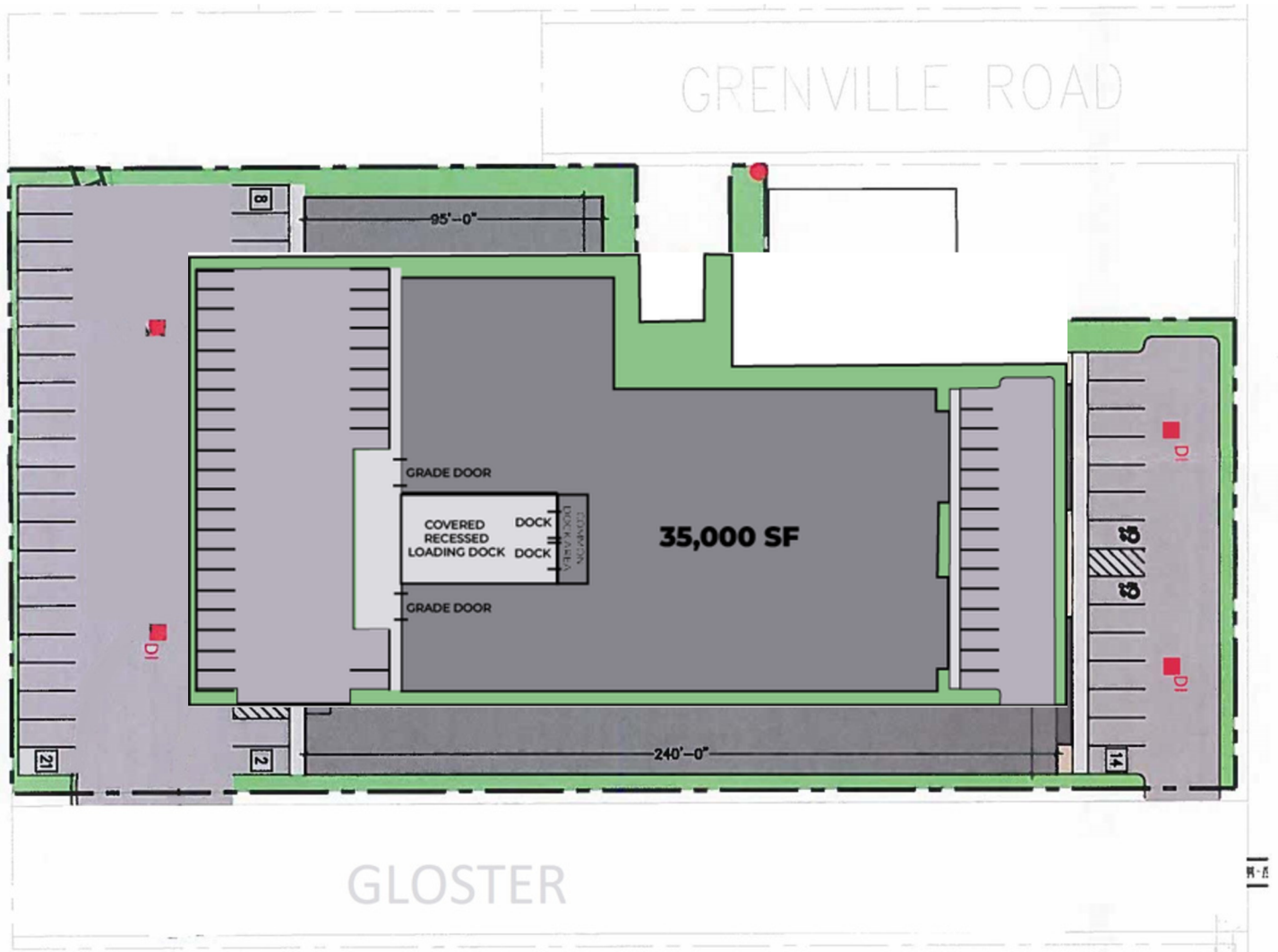
**BUCKINGHAM
PROPERTIES**



TOM LATTA

VP of Leasing & Tenant Relations

(585) 478-7824 | tlatta@buckprop.com



BUCKINGHAM
PROPERTIES



TOM LATTA

VP of Leasing & Tenant Relations

(585) 478-7824 | tlatta@buckprop.com