

# 1999 Mount Read Blvd

9,600 Sqft - 1999 Mount Read Blvd, Rochester,  
 New York 14615



## Basic Details

Property Type:	<b>Industrial</b>
Listing Type:	<b>For Lease</b>
Listing ID:	<b>1071</b>
Price Type:	<b>Per Sq. Ft.</b>
Available Sq Ft:	<b>9,600 Sqft</b>
Lot Area:	<b>0</b>
Total Square Footage:	<b>250,000</b>

## Address Map

Country:	<b>US</b>
State:	<b>NY</b>
City:	<b>Rochester</b>
Zipcode:	<b>14615</b>
Street:	<b>Mount Read Blvd</b>
Street Number:	<b>1999</b>
Floor Number:	<b>0</b>

## Property Description

### HIGHLIGHTS

- Central Location in Rochester
- Easy Access to I-390 and I-490
- Pad Sites Available

### ALL AVAILABLE SPACE(1)

- SPACE
- SIZE
- TERM
- RATE
- SPACE USE
- CONDITION

- AVAILABLE

- 1st Floor
- 6,323-9,600sf
- Negotiable
- \$5.50 /sf/yr
- Industrial
- Full Build-Out
- Now

Space is located in building 2 Currently have a 20,000 SF Air-Conditioned high-tech manufacturing/warehouse space available as well as a 6,323 SF high-bay warehouse space. The Mt. Read Blvd. Industrial Facility is a 250,000 S.F. multi-building, multi-story manufacturing complex that has been developed since the 1960's. Significant additions and upgrades were made to the facility in 1978, 1987, 1991, and most recently in 1995. The buildings were designed specifically for manufacturing use and contain many built-in items including fixtures and equipment. There are 3 entrances and exits to the facility with 3 parking lots adequately serving the complex. The property is a 30.19 +/- acre parcel in Rochester (18 +/- acres improved and 12.19 +/- acres of vacant land) with an adjoining 25.19 +/- acre parcel of vacant land in the town of Greece. This facility is located in a predominantly industrial neighborhood, 3 miles from Rochester CBD. Primary access is from Mt. Read Boulevard immediately south of Ridgeway Avenue. Adjacent neighbors are Eastman Kodak to the north, west, and south, and Holleder Industrial Park to the east. Access to I-390 is available approximately 1 mile to the west at the intersection of Ridgeway Avenue and I-390, and Ridge Road is located less than one mile to the north. The Greater Rochester International Airport is approximately 4 miles to the south.

- Lease rate does not include utilities, property expenses or building services
- Space divisible to 6,323sf

## **ABOUT THE PROPERTY**

Currently have a 20,000 SF Air-Conditioned high-tech manufacturing/warehouse space available as well as a 6,323 SF high-bay warehouse space. The Mt. Read Blvd. Industrial Facility is a 250,000 S.F. multi-building, multi-story manufacturing complex that has been developed since the 1960's. Significant additions and upgrades were made to the facility in 1978, 1987, 1991, and most recently in 1995. The buildings were designed specifically for manufacturing use and contain

many built-in items including fixtures and equipment. There are 3 entrances and exits to the facility with 3 parking lots adequately serving the complex. The property is a 30.19 +/- acre parcel in Rochester (18 +/- acres improved and 12.19 +/- acres of vacant land) with an adjoining 25.19 +/- acre parcel of vacant land in the town of Greece. This facility is located in a predominantly industrial neighborhood, 3 miles from Rochester CBD. Primary access is from Mt. Read Boulevard immediately south of Ridgeway Avenue. Adjacent neighbors are Eastman Kodak to the north, west, and south, and Holleder Industrial Park to the east. Access to I-390 is available approximately 1 mile to the west at the intersection of Ridgeway Avenue and I-390, and Ridge Road is located less than one mile to the north. The Greater Rochester International Airport is approximately 4 miles to the south.

## Agent Info

---



Michael Palumbo

📞 585- 546-4866

✉ [mpalumbo@flaummgt.com](mailto:mpalumbo@flaummgt.com)

*(585) 546-4866 - 400 Andrews Street, Suite 500, Rochester, NY 14604*

---