SUTTON
REAL ESTATE COMPANY LLC
Serving Central New York since 1933

Security Safe Industrial Building
900-910 Linden Avenue
Rochester, NY 14625

For Sale

Property Features

900 Linden Avenue

233,574 SF on 9 +/- Acres

- Office Two Story 30,000 SF – Multiple Conference Rooms and Cafeteria
- Light Manufacturing 75,000 SF – 20' x 30' Column Spacing, New LED Lighting, 17' Clear Height
- Distribution 65,000 SF – 40'x30'Column Spacing, 7 Docks, 1 Ramp to Grade, 21 'Clear Height
- Distribution 45,000 SF– 20'x30' Column Spacing, 1 Dock, Freight Elevator, 12' Clear Ceiling Height
- Fitness Center 15,000 SF- Lower Level, Swimming Pool, Hot Tub, Sauna and Workout Rooms
- Power 2,500 KVA transformer with peak load at 1600 KVA
- Back Up Generator for IT and Conference Room
- Roofs all less than 10 years old
- Fully Sprinklered – ESFR, Class I and II
- Parking Lot – Additional 1.53 Acre Lot

910 Linden Ave

- 11,000 SF+/- on Two Floors .46 Acres
- Former Machine Shop with Office and Storage

BINSWANGER *Delivering Global Real Estate Solutions to Corporate and Institutional Clients Worldwide*

Contact Exclusive Agent:

Barton Feinberg
Associate Broker

- **Email: bfeinberg@suttoncos.com**
- **Cell 315.447-8668**

Sutton Real Estate Company, LLC
525 Plum St, Ste 100, Syracuse, NY 13204
Phone: 315.424.1111 • Fax: 315.424.1383
www.suttoncos.com

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.

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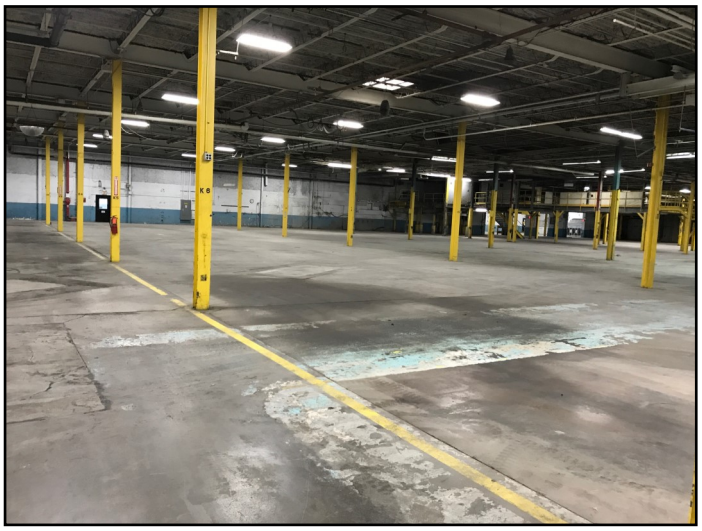

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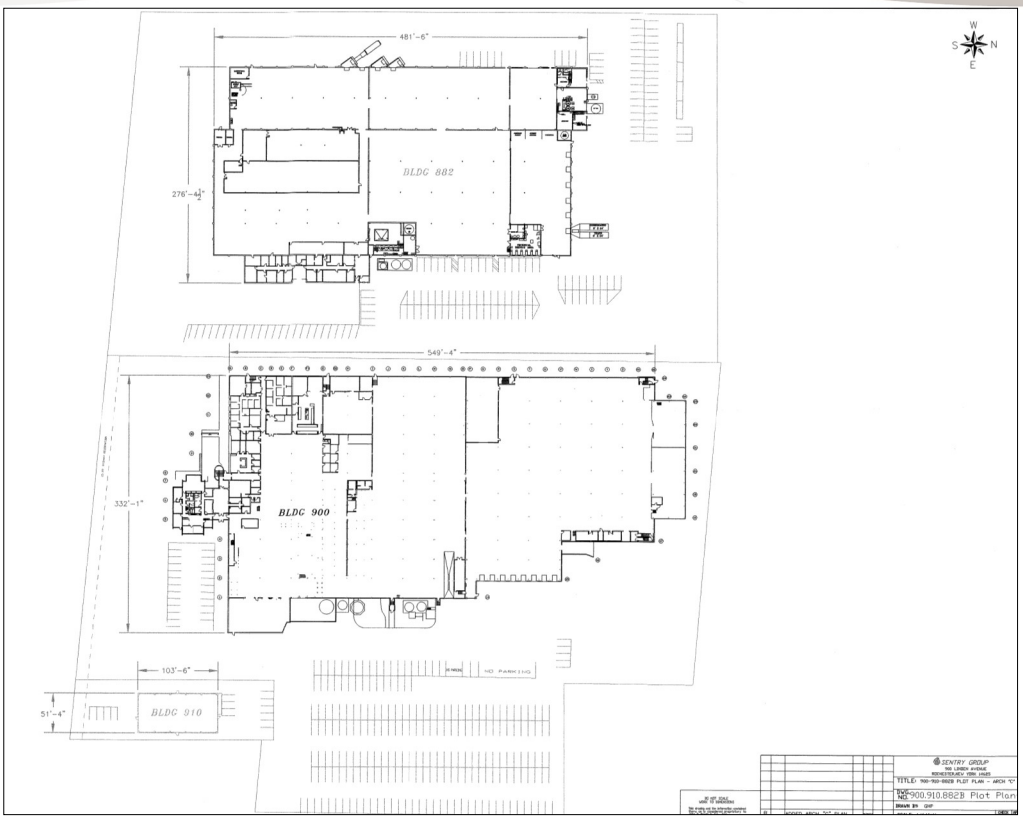

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