



FOR LEASE

333 Hollenbeck Street

Rochester, NY

AVAILABLE IMMEDIATELY



48,000 +/- SF Industrial & Office Space For Lease

Property Highlights

- Ample secure parking (fenced)
- Outdoor storage – trucks, materials, etc.
- Freight elevator to basement storage
- Common dock access
- 5 truck doors, 1 drive-in door
- Car parking 150+ spaces
- TI available
- Tractor trailer parking

Building Features

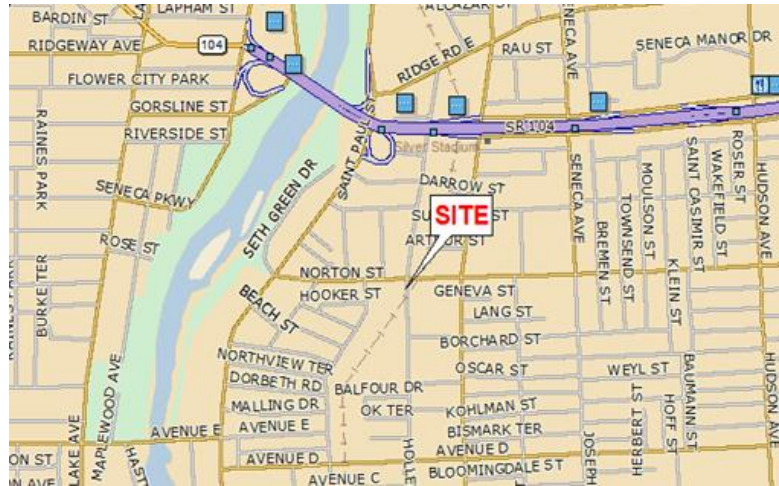
Building Square Footage	118,000 SF
Combined Lot Size	6.15 Acres
Total Office SF Available	18,000 +/- SF
Total Warehouse Available	5,000 +/- SF
Total Storage Available	25,000 +/- SF
Minimum Divisible (Office)	5,000 SF
Minimum Divisible (Warehouse)	2,500 SF
Minimum Divisible Storage	5,000 SF
Lease Rate (Office)	\$6.00/SF/YR, Mod Gross
Lease Rate (Warehouse)	\$5.50/SF/YR, Mod Gross
Lease Rate (Storage)	\$3.00/SF/YR, Mod Gross

For more information, contact:

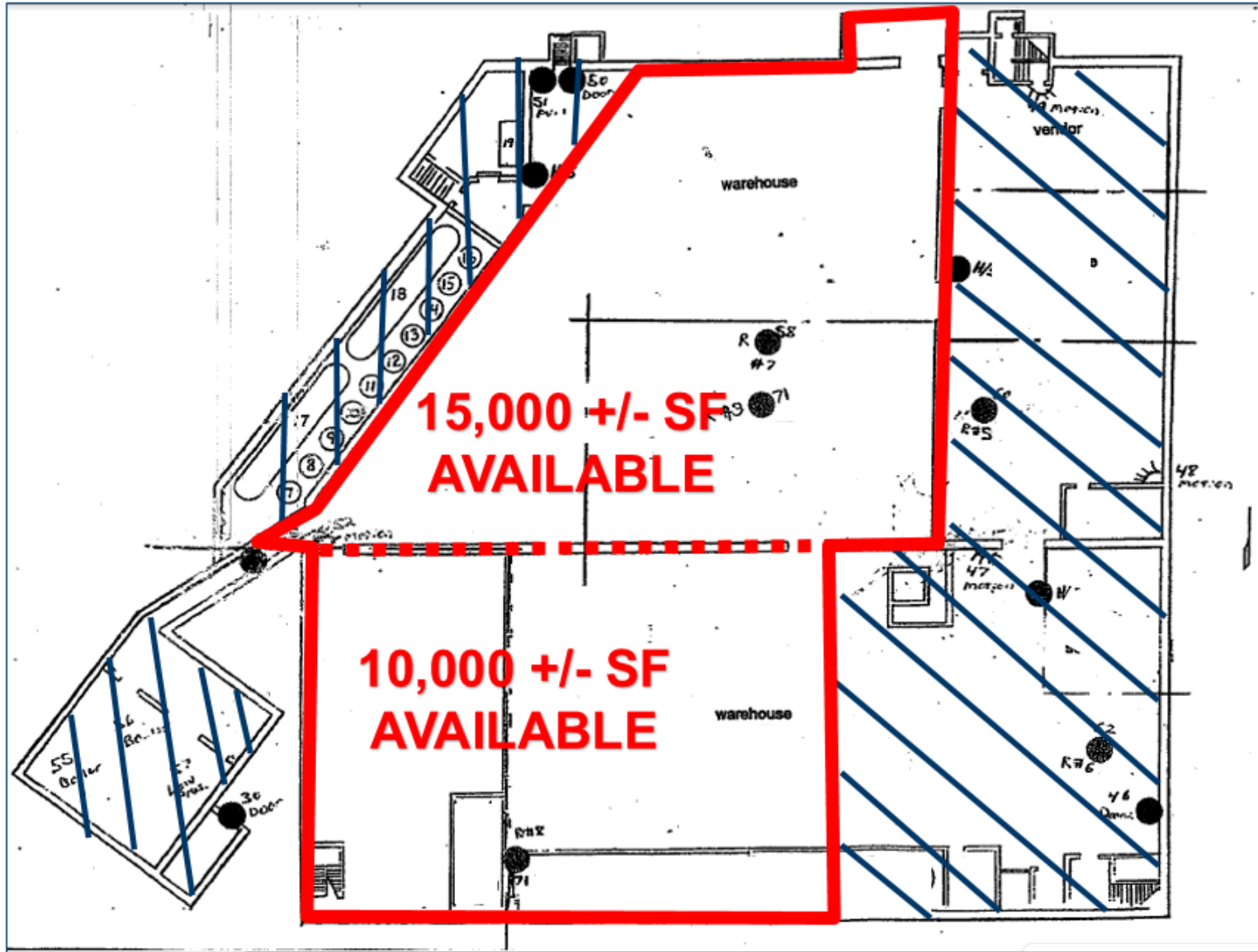
Alessandro Ceres
Real Estate Salesperson
 +1 585 248 9426
aceres@pyramidbrokerage.com

370 Woodcliff Drive
 Fairport, New York 14450
 phone: +1 585 248 9426

pyramidbrokerage.com



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Floor Plan – Basement Level

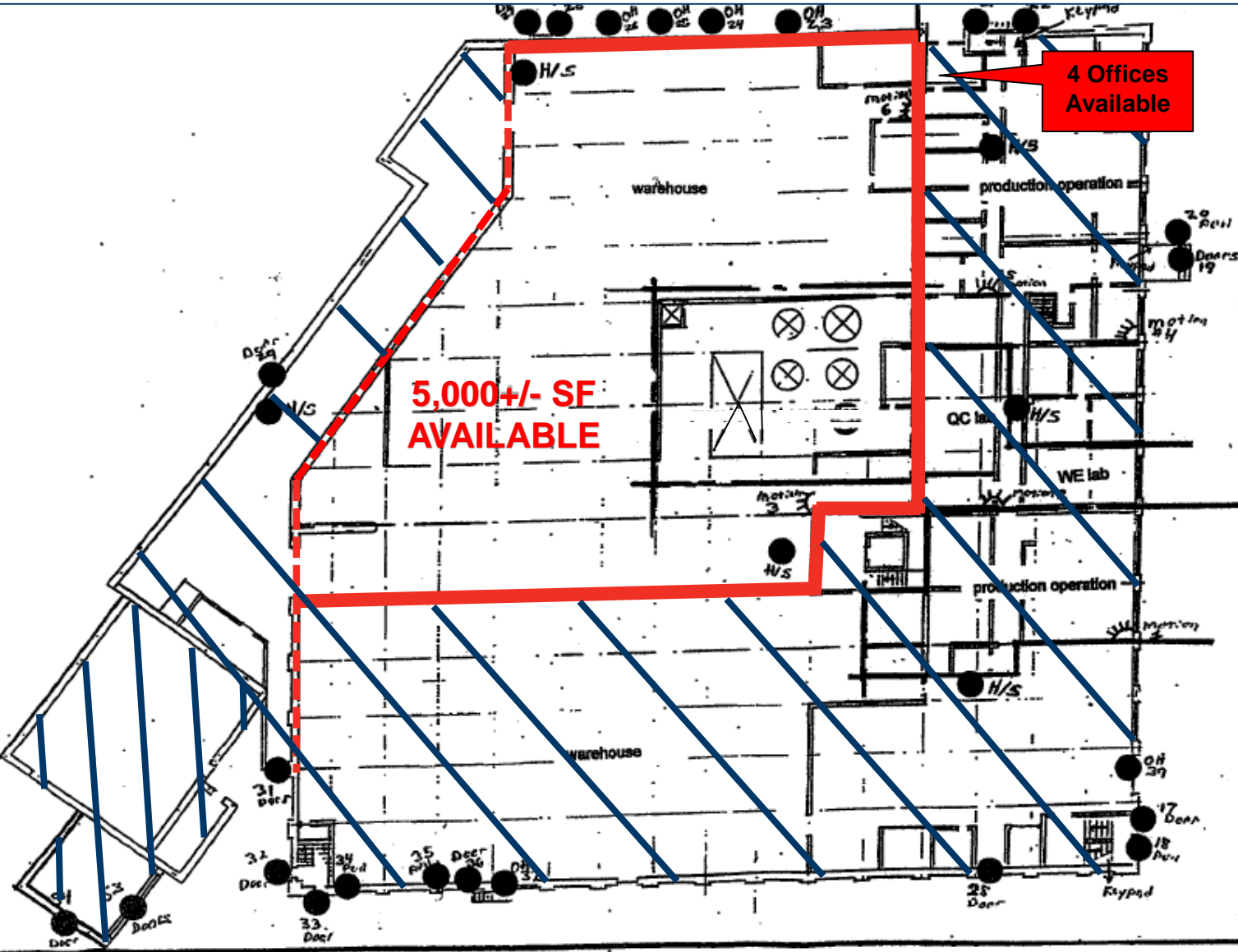


Trailer Parking

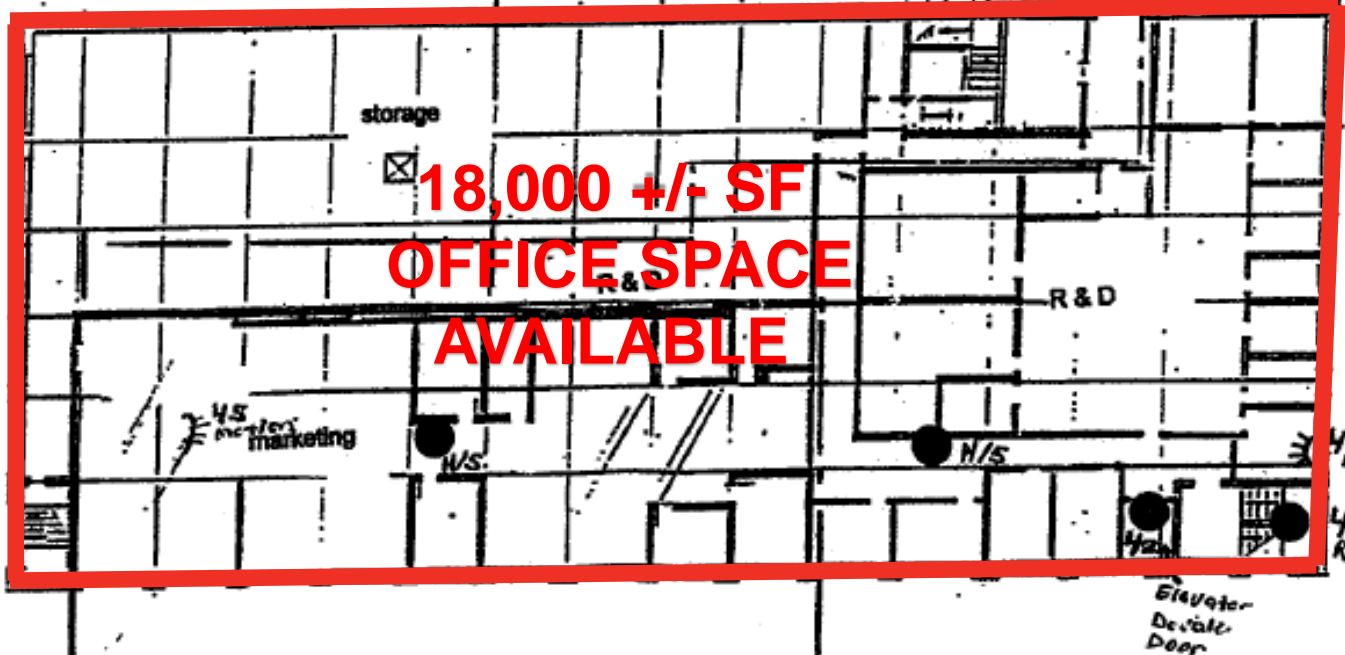
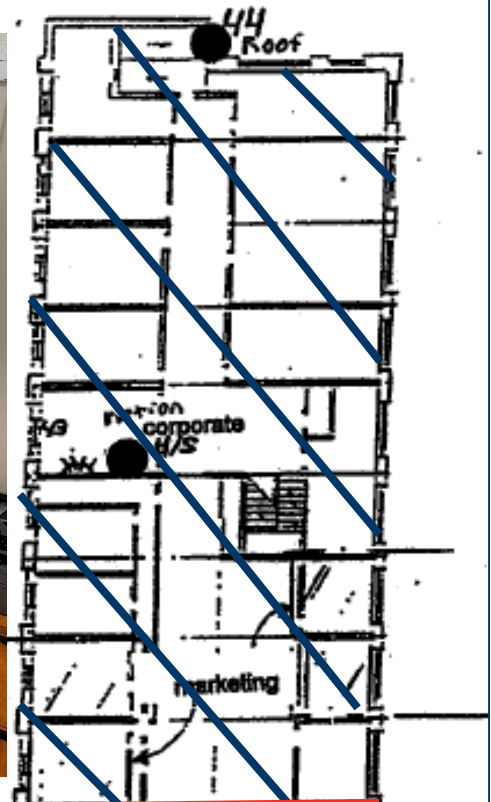
Truck Docks

4 Offices Available

5,000+/- SF AVAILABLE



Floor Plan – First Floor



Floor Plan – Second Floor