

Industrial & Office Facility

Potential Redevelopment Site

3441 W Henrietta Rd
Henrietta, NY 14623

114,205 Square Feet On 14.91 Acres In Central Location



Offering Overview

3441 W Henrietta Rd presents a unique opportunity to lease or purchase property located in a submarket that is home to large concentrations of retail, flex and industrial development. Consisting of a 114,205 square foot building on 14.91 acres of land, the site shares a light with Marketplace Mall and the University of Rochester Medical Center's recently opened \$240 million, 330,000sf orthopedic campus. The owner will consider all possibilities for the future use of the property including a full redevelopment.

Offering Details

- + 114,205 Square Feet
- + Space May Be Demised, Industrial Starting at 20,000sf, Office Starting at 5,000sf
- + 14.91 Acres
- + Sale Price: Negotiable
- + Lease Rate: Negotiable

Industrial Space

3441 W Henrietta Rd | Henrietta, NY 14623

For Lease Or Sale



Property Overview

- + 114,205 Square Feet Total (94,000sf Industrial, 20,000sf Office)
- + Industrial Space Starting at 20,000sf, Office Starting at 5,000sf
- + 14.91 Acres (3.7 Acres West Side of Rail Line)
- + 2 Docks, 3 Drive In Doors
- + 1200 amp, 480v, 3 phase service at property
- + Large Parking Field (550± Spaces)
- + Approximately 5.2 Acre Secured Yard/Storage Area
- + Two Covered Storage Areas Totaling 17,275± Square Feet
- + Pole Barn 4,000± Square Feet
- + Signalized Access To Site
- + Site May Accommodate Wide Variety of Uses

Contact Us

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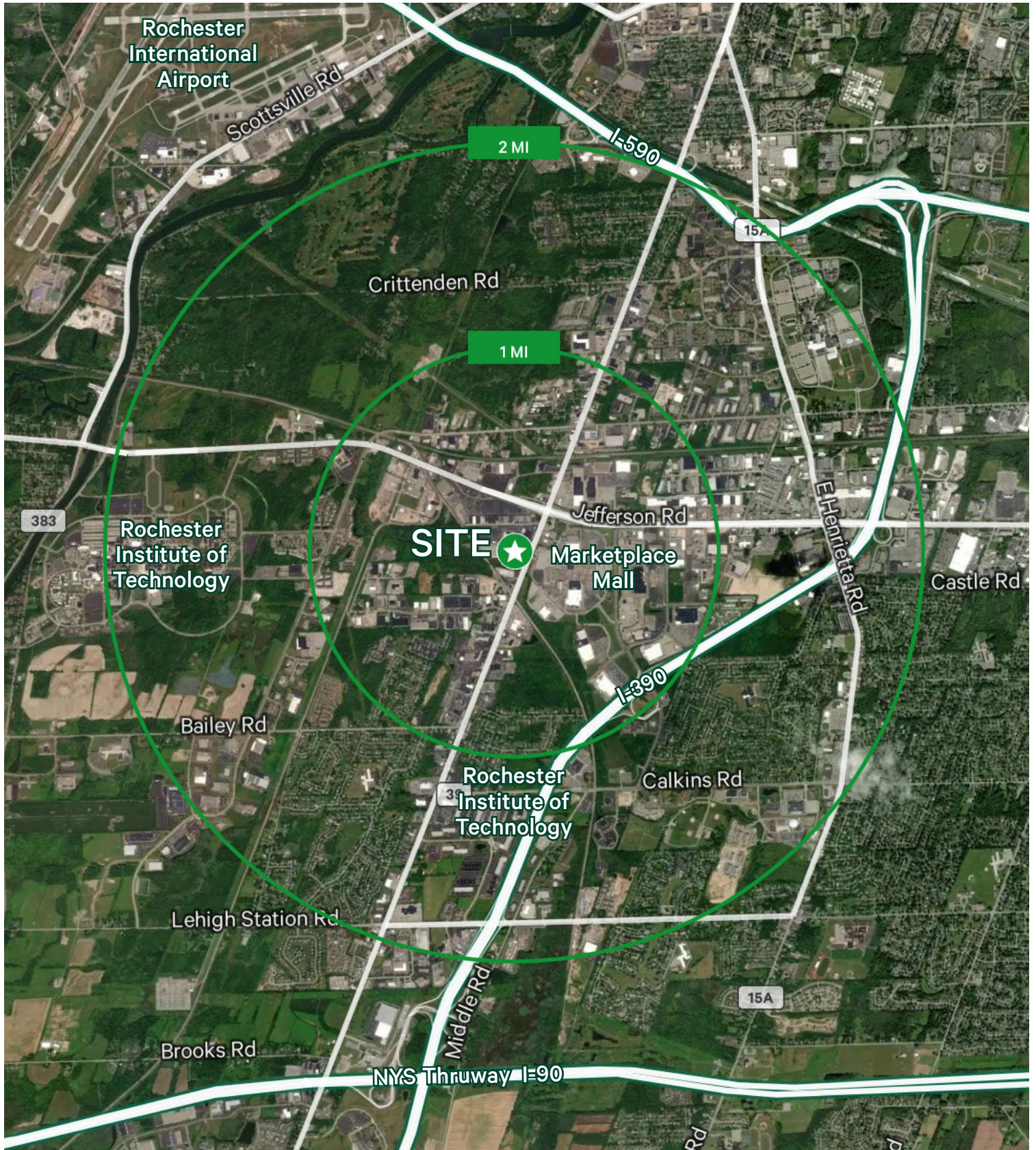
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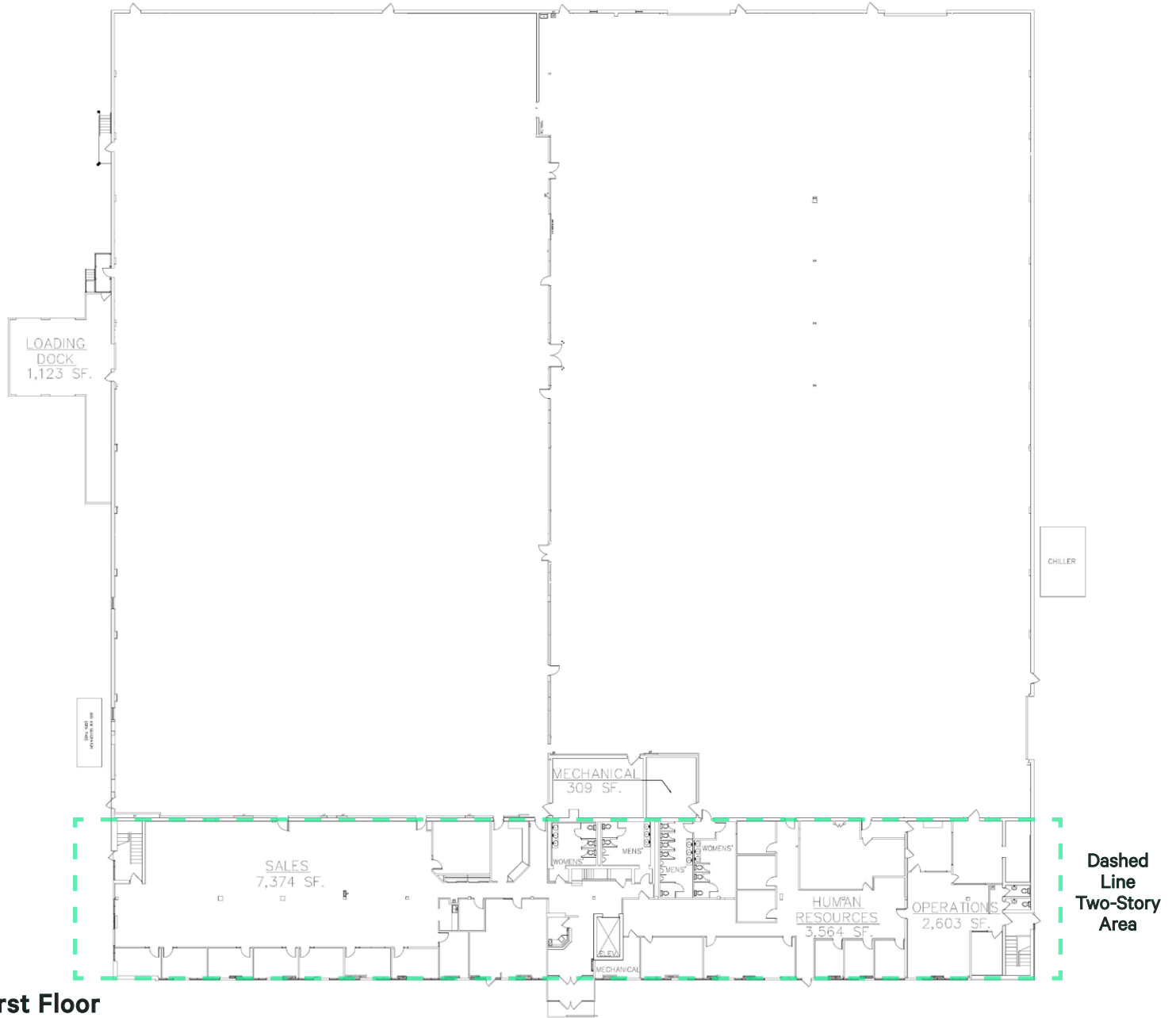
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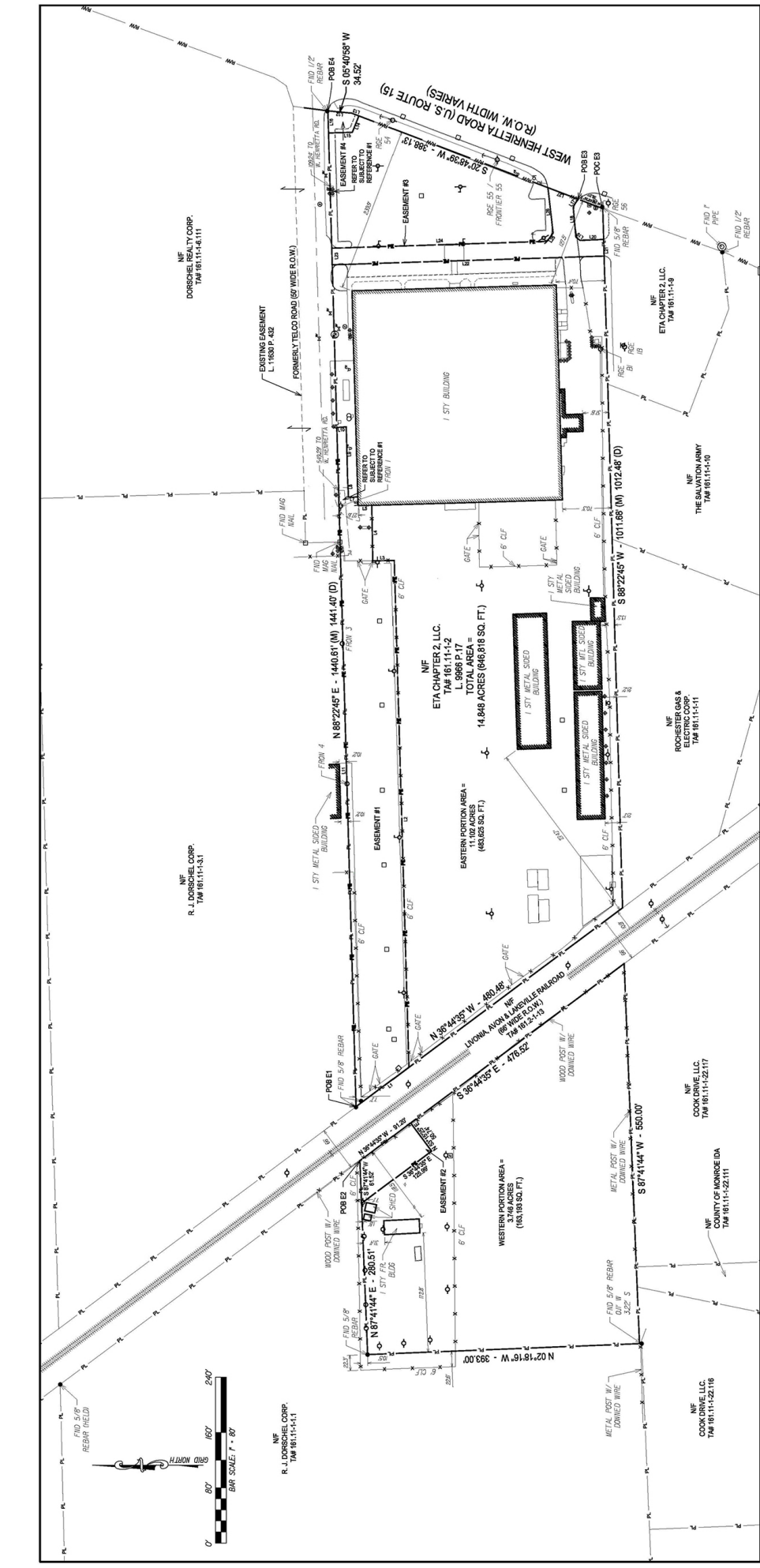
First Floor



Second Floor

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LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- PEDESTRIAN POLE
- △ CONTROL POINT, SURVEY MARKER
- POST BOLLARD
- UTILITY POLE
- GUY WIRE / ANCHOR
- WOOD POLE WITH LIGHT
- METAL POLE WITH LIGHT
- REBAR
- IRON PIPE
- TRANSVERSE MERIDIAN
- TELEPHONE BAR
- FENCELINE
- UNDERGROUND ELECTRIC
- RIGHT OF WAY
- PROPERTY LINE

SUBJECT TO:

- EASEMENT BETWEEN ETA CHAPTER 2, LLC AND THE TOWN OF HERIETTAMONROE COUNTY WATER AUTHORITY DATED JULY 21ST, 2015 AND RECORDED IN THE MONROE COUNTY CLERKS OFFICE DECEMBER 14, 2015 IN LIBER 1150 OF DEEDS, PAGE 412.

SURVEY NOTES:

- CONTROL FOR THIS PROJECT IS BASED ON CONTROL POINTS ESTABLISHED UTILIZING THE NYSNET GPS SYSTEM. THE HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 1983 (2011). FIELD WORK WAS COMPLETED WITH AN ACCURACY OF 10.000 OR BETTER.
- ALL DISTANCES WERE MEASURED TO GRID BEARINGS. DISTANCES SHOWN ARE GRID DISTANCES.
- MAP PREPARED FROM AN INSTRUMENT SURVEY DATED FEBRUARY 22, 2019.
- NO TITLED ABSTRACT PROVIDED.

SURVEY REFERENCES:

- MAP NO. 141.11
- MAP TITLED "DORSCHSEL TOYOTA SECT." PREPARED BY LAND TECH SURVEYING & PLANNING P.L.L.C. DATED AUGUST 24, 2015 AND FILED IN THE MONROE COUNTY CLERKS OFFICE DECEMBER 3, 2015 AS LIBER 351 OF MAPS, PAGE 55.
- MAP TITLED "DORSCHSEL TOYOTA SUBDIVISION" PREPARED BY LAND TECH SURVEYING & PLANNING P.L.L.C. DATED AUGUST 24, 2015 AND FILED IN THE MONROE COUNTY CLERKS OFFICE MARCH 28, 2013 AS LIBER 346 OF MAPS, PAGE 43.
- NON-RECORDED MAP TITLED "ROCHESTER GAS & ELECTRIC CORPORATION PROPERTY NO. 77" PREPARED BY STEPHEN M. BLY, L.L.C. DATED APRIL 14, 2008.
- NON-RECORDED MAP TITLED "WEST HENRIETTA ROAD COMPANY AND ETA CHAPTER 2, LLC. DATED JUNE 1, 2004 AND RECORDED IN THE MONROE COUNTY CLERKS OFFICE JUNE 2, 2004 IN LIBER 996 OF DEEDS, PAGE 17.
- DEED BETWEEN THE TOWN OF HENRIETTA AND DORSCHSEL REALTY CORP. DATED OCTOBER 23, 2014 AND RECORDED IN THE MONROE COUNTY CLERKS OFFICE DECEMBER 14, 2015 IN LIBER 1150 OF DEEDS, PAGE 412.
- DEED BETWEEN LISW PROPERTY, LLC AND ETA CHAPTER 2, LLC. DATED FEBRUARY 4, 2008 AND RECORDED IN THE MONROE COUNTY CLERKS OFFICE FEBRUARY 6, 2008 IN LIBER 10574 OF DEEDS, PAGE 656.
- DEED BETWEEN ALBERT E. & JULIA K. HERRBERT AND ROCHESTER GAS & ELECTRIC CORPORATION DATED APRIL 22, 1987 AND RECORDED IN THE MONROE COUNTY CLERKS OFFICE IN LIBER 586 OF DEEDS, PAGE 222.

E-1

LINE	BEARING	DISTANCE
1.1	N 87°41'14\"/>	

E-3

LINE	BEARING	DISTANCE
1.1	N 87°41'14\"/>	

E-4

LINE	BEARING	DISTANCE
1.1	N 87°41'14\"/>	

CERTIFICATION:

I, MICHAEL W. HALEY, PLS, CERTIFY THAT THIS MAP WAS PREPARED USING REFERENCE MATERIAL AS LISTED HEREON AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED FEBRUARY 22, 2019 AND THESE PARCELS ARE SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD.

Michael W. Haley, PLS

MICHAEL W. HALEY, PLS
NYS PLS NO. 040708

