

3750 MONROE AVENUE



moore corporate real estate



**FOR LEASE: 36,000 RSF
MANUFACTURING/WAREHOUSE SPACE**

- **Address:** 3750 Monroe Avenue, Pittsford, New York 14534
- **Location:** Located on Route 31, approximately two miles from I-590.
- **Town/County:** Town of Pittsford/Monroe County
- **Zoning:** General Business/Office
- **Space Available:** 36,000 USF – Manufacturing/Warehouse – 2 docks
- **Rental Rate:** **\$8.00 NNN (Subject to Improvements)**
- **Operating Expense:** \$4.27 PSF, includes Taxes, Insurance & CAM
- **Available:** Immediately
- **Loading Docks:** 2
- **Overhead Door:** None
- **OH Clearance:** 16'
- **Electric:** 3-Phase 480V, 5000 Amps
- **HVAC:** Entire facility is temperature controlled
- **Parking:** 600 Parking Spaces
- **Bus Stop:** Located along Monroe Avenue near entrance to property
- **Traffic Light:** Located at front entrance on Monroe Avenue
- **Property Description:** Multi-tenant business complex, offering manufacturing and warehouse space with two (2) dedicated loading docks. Extensive on-site parking for tractor trailers and service vehicles. Space has up to 5,000 AMPS available.

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