



Available For Lease

**700 Resende Rd #210,
Webster, NY 14580**



PROPERTY SUMMARY & PARCEL OUTLINE

This ±205,663 SF industrial facility, located within the former Xerox campus in Rochester, NY, offers a high-bay warehouse environment ideal for distribution, manufacturing, or logistics users. The property features 26' clear height, heavy power, wide column spacing, and 15 dock doors (ranging from 8'x10' to 10'x10'), all within Industrial zoning. Strategically positioned just 1 mile from the Route 104 ramp, the site provides convenient access to major corridors including I-590 (11 miles) and I-490 (13 miles), while also benefiting from on-campus rail access to support efficient distribution operations. Landlord is offering a Tenant Improvement (TI) allowance, making this a strong opportunity for users seeking flexibility, connectivity, and scalable industrial space in the Rochester market.



Property Details & Specifications

Address: 700 Resende Rd, Webster, NY 14580

Rental Rate: \$5.00

Type: Industrial Warehouse

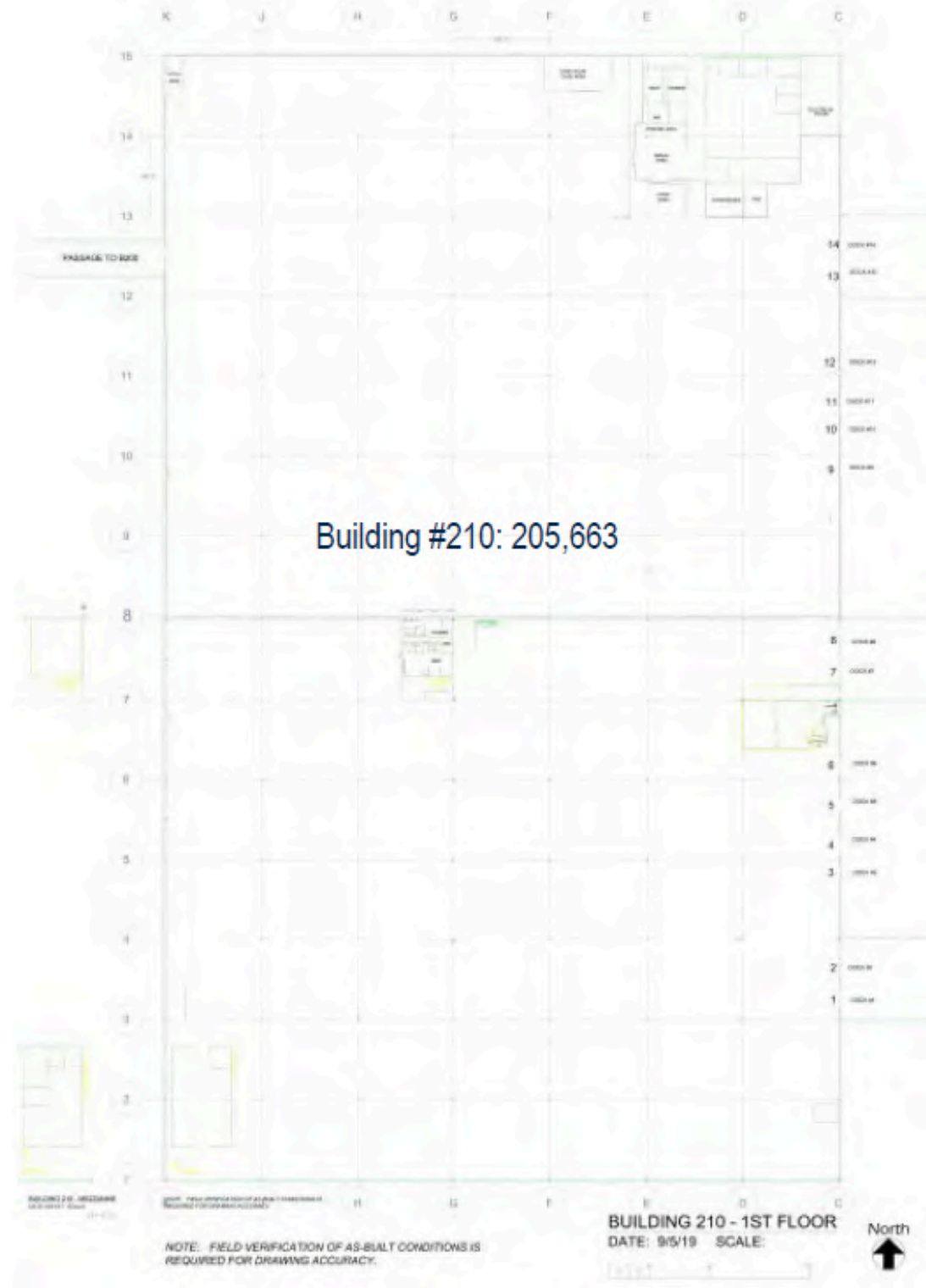
Total SF: 205,663

Warehouse SF: 196,663

Office SF: 9,000

Dock Doors: 15 (Ranging 8'x10' - 10'x10')

Zoning: Industrial



Additional Building Information

Total SF: 205,663 sq ft

Warehouse: 196,663 sq ft

Office: 9,000 sq ft

HVAC: Gas fired Boilers/Ceiling Hung Units

Minimum Space Available: Negotiable

Column Spacing: 40' X 60' Throughout

Electrical: Heavy Power Supplied by Rochester Gas & Electric, 480V/3- phase-12,500KVA Service

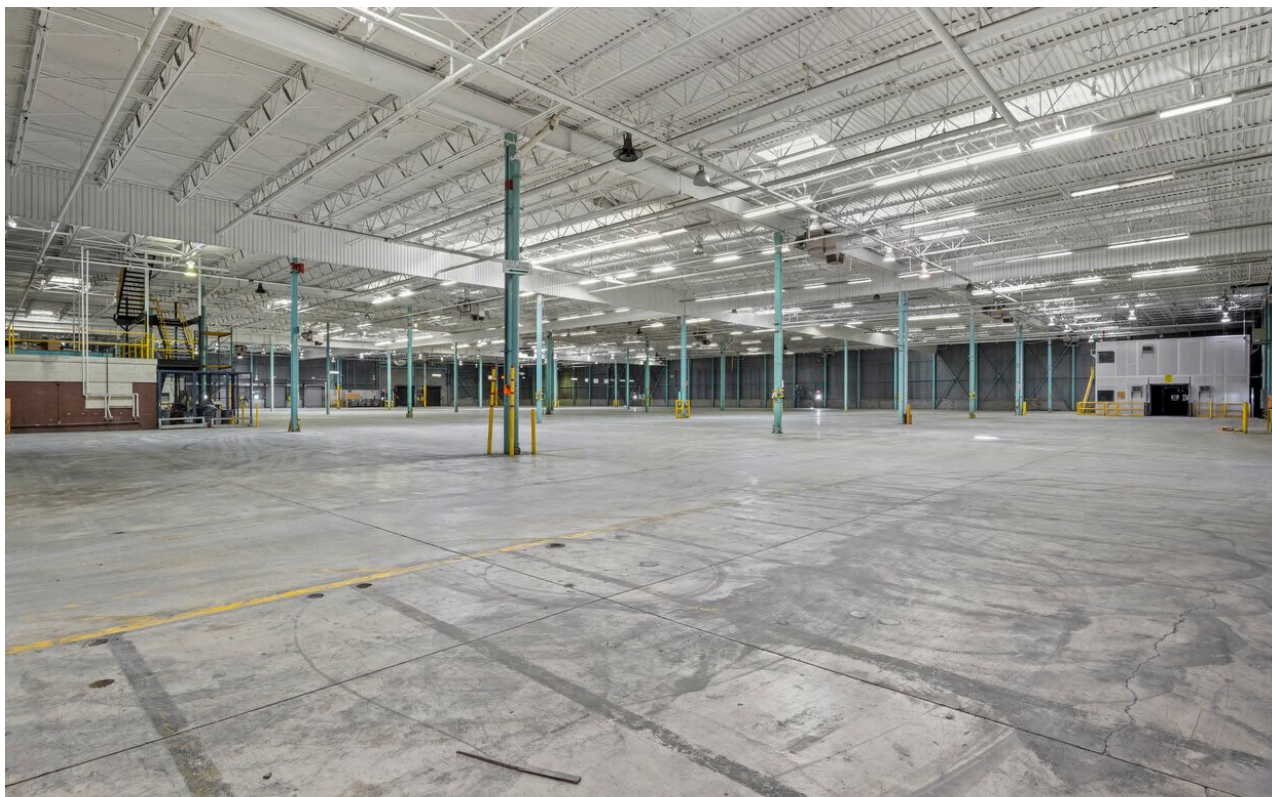
Sprinkler System: Yes (Wet System)

Type Of Roof: EPDM

Rail Access: On Campus

Flooring: 8" Concrete Slab

Parking: 20 acres paved and striped



PRIME INDUSTRIAL LOCATION - ROCHESTER, NY

700 Resende Road is strategically positioned within the highly desirable Webster industrial corridor, offering strong connectivity to the Greater Rochester market and key regional transportation networks. The property benefits from immediate proximity to Route 104, with convenient access to I-490 and I-590, enabling efficient east-west and north-south distribution throughout Rochester and the broader Upstate New York region. Located just minutes from major employment centers, established industrial parks, and dense residential communities, the site supports strong labor accessibility and operational efficiency. The property is well-suited for warehousing, light manufacturing, service operations, and regional distribution, providing a functional and well-connected industrial location within one of Western New York's most active submarkets.

LOCATION KEY DISTANCES

Route 104: 1.0 mile

I-590: 6.5 miles

I-490: 8.0 miles

Rochester International Airport: 15 miles





Jonathan Lasala



Senior Vice President of Brokerage



(315) 882-7531



Jlasala@IronHornEnterprises.com



Joseph Lauro



Senior Vice President of Acquisitions



(315) 317-9760



Joseph@IronHornEnterprises.com

Available For Lease

**700 Resende Rd #210,
Webster, NY 14580**

