

## **BUILDING 9**



moore corporate real estate

## **ROCHESTER TECHNOLOGY PARK**



### **MANUFACTURING AND OFFICE SPACE FOR LEASE**

- **Address:** **156 Wallace Way, Rochester, NY**
- **Location:** Located off Rte. 531, near I-490 and the airport
- **Town / County:** Town of Gates / County of Monroe
- **Building Size:** 895,638 square feet
- **Available Space**
  - 256,611 +/- square feet
  - 225,279 +/- square feet – Manufacturing/Warehouse
  - 31,332 +/- square feet -- Office
- **Lease Rate:** **\$7.50 per square foot, NNN – Manufacturing**  
**\$13.50 per square foot, NNN - Office**
- **Operating Expenses:**
  - Taxes: \$.34 per square foot
  - Ins: \$.38 per square foot
  - CAM: \$.94 per square foot
- **Parking:** 2,000 cars
- **Security:** On-site security, 24-7
- **Sprinklers:** Full sprinkler coverage for ordinary hazard
- **HVAC:** Combination of constant volume and variable air volume system (chilled water cooling/steam heat) and make-up air
- **Ceiling Height:** 21' 6" in Manufacturing/Warehouse Area
- **Loading**
  - Six – dock-height loading doors
  - One, grade-level door
  - Additional dock-high loading doors would be added.
- **Telecom**
  - Fiber available for voice and data by redundant providers
- **Area Amenities**
  - Numerous restaurants, retail shops and the Westside YMCA are located adjacent to the site.

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