



moore corporate real estate

## 268 N Union St



### FOR LEASE: 13,665 SF +/- INDUSTRIAL BUILDING

- **Address:** 268 N. Union Street, Rochester, New York
- **Location:** Located adjacent to the Rochester Public Market near the I-490 x-way
- **Town/County:** City of Rochester/Monroe County
- **Zoning:** M-1 Industrial District
- **Tax Account #:** 106.66-1-15.004
- **Year Built:** 1987
- **Site Size:** 1.51 Acres
- **Building Size:** 13,665 SF
  - Office SF:** 1,920 SF
  - Warehouse SF:** 11,745 SF
- **Lease Rate:** **\$7.50 PSF, Triple Net**
- **Total Taxes:** \$7,743
- **Parking:** 30 car spaces
- **OH Clearance:** 24'
- **Loading Docks:** 6 docks
- **Drive-In Doors:** None
- **Security System:** Honeywell
- **Sprinklers:** Wet
- **Electrical Service:** 3-Phase, 480 volt, 400 Amps
- **HVAC:** Gas Fired
- **Roof:** Standing seam metal roof
- **Lighting:** Metal Halide

**ALL INFORMATION IS DEEMED ACCURATE BUT NOT GUARANTEED**

1892 s winton road suite 100  
rochester, ny 14618  
phone: 585.546.4170  
**www.moorecre.com**