



moore corporate real estate

18 Champeney Terrace



FOR LEASE: 65,521 SF +/- INDUSTRIAL BUILDING

- **Address:** 18 Champeney Terrace, 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 #:** 106.67-1-86.003
- **Year Built:** 1985
- **Site Size:** 5.15 Acres
- **Building Size:** 65,521 SF
 - Office SF:** 3,000 SF
 - Mfg/Whse SF:** 62,521 SF
- **Lease Rate:** **\$6.50 PSF, Triple Net**
- **Total Taxes:** \$27,548
- **Parking:** 100 car spaces
- **OH Clearance:** 30'
- **Loading Docks:** 9 docks with levelers
- **Drive-In Doors:** 1 drive-in door
- **Security System:** Honeywell
- **Sprinklers:** Wet
- **Electrical Service:** 3-Phase, 277/480 Volt, 3,200 Amps and 2 - 2,500 KVA transformers
- **HVAC:** Gas fired unit heaters
- **Roof:** EPDM rubber membrane roof with stone ballast
- **Rail Service:** Yes, rail spur services building
- **Lighting:** T5 - Fluorescent Lighting
- **Compressed Air:** Yes

ALL INFORMATION IS DEEMED ACCURATE BUT NOT GUARANTEED

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