



## 1410 Mitcheldean Drive

(Building 205, 800 Phillips Road)

Webster, NY 14580

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# Full Building *For Lease*

Premises: 1<sup>st</sup> Floor: 48,389 RSF  
2<sup>nd</sup> Floor: 48,681 RSF  
**Total: 97,070 RSF**

Possession: Immediate

Term: Long term direct lease

Asking Rent: Upon Request

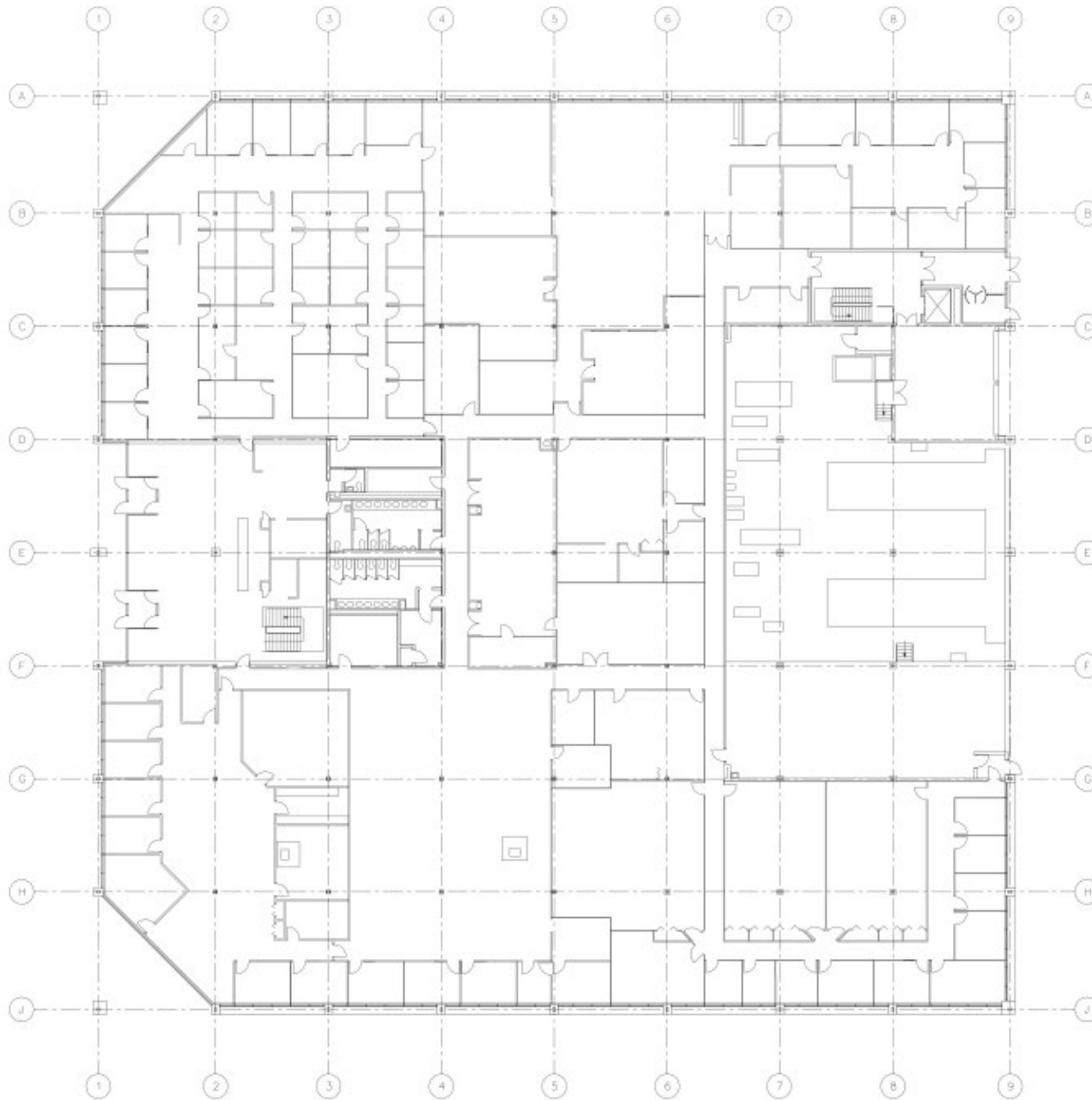
Parking: 498 surface spaces (4.8/1,000 SF)

Location: Located at the intersection of Phillips Road & Mitcheldean Drive  
½ mile to Route 104  
16 miles from Downtown Rochester

Comments:

- Fully furnished
- One two-bay loading dock
- Fully sprinklered
- One 4,000 LB capacity elevator
- 9' finished ceiling heights

# Floor Plan - First Floor



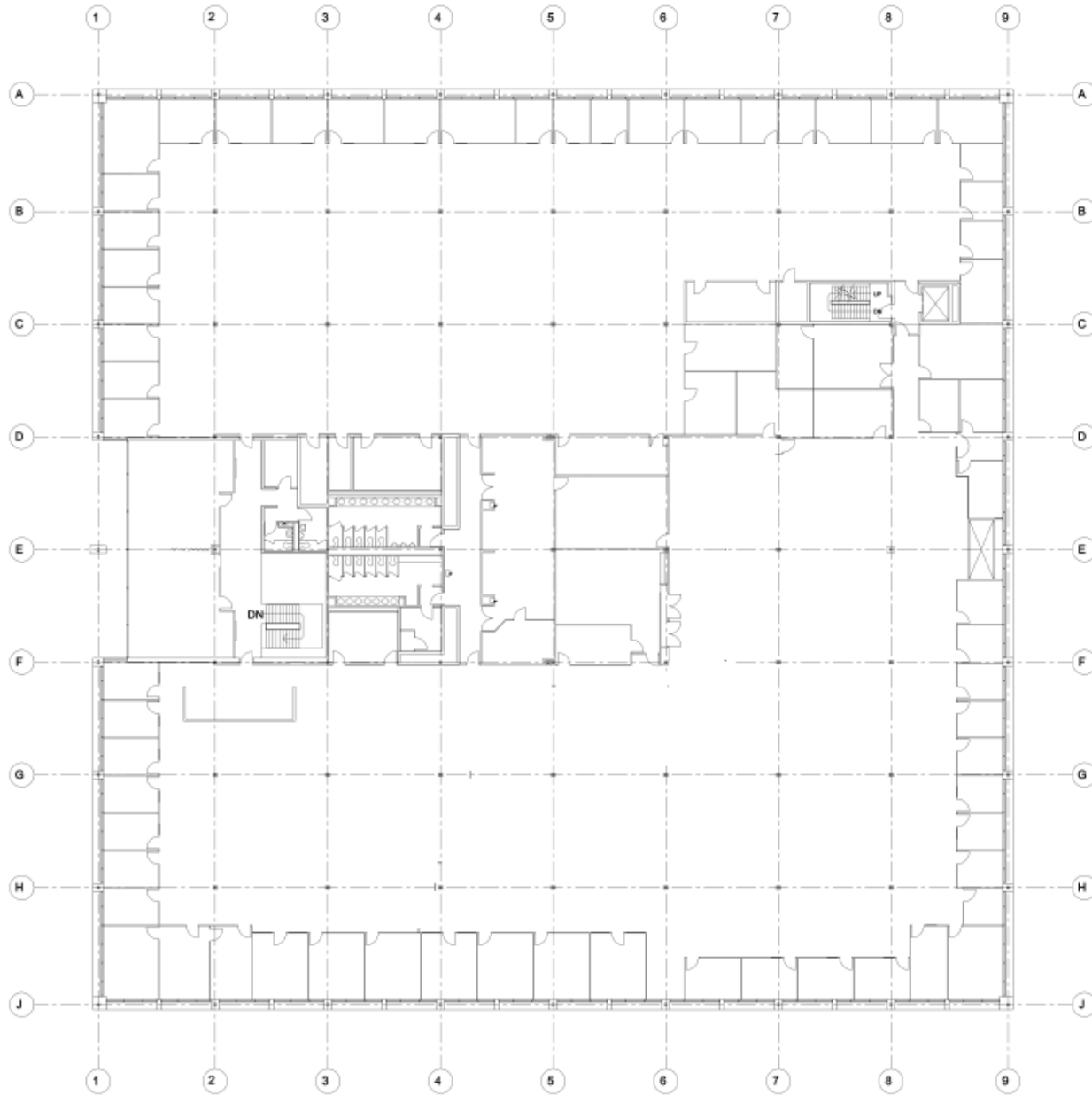
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# Floor Plan - Second Floor



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