



Available For Lease

**250 State St
Brockport, NY 14420**



PROPERTY SUMMARY & PARCEL OUTLINE

250 State St in Brockport, NY offers a 20,088 SF Class B industrial facility on 3.05 acres, well-suited for light industrial, service, or warehouse users. Built in 1980 and renovated in 2022, the building features 14' clear heights and nine drive-in doors—including three oversized (12' x 14') doors added during the renovation—providing excellent functionality for equipment access and operations. Industrial (O6) zoning allows for a wide range of uses, with additional yard space for parking or outdoor storage. Conveniently located near Route 31 and Route 19, the property offers quick access to I-490 and I-90 (NYS Thruway), connecting to the greater Rochester market and key regional logistics routes.



Property Details & Specifications

Address: 250 State St, Brockport, NY 14420

Rental Rate: \$4.60

Total SF: 20,088

Acreage: 3.05

Drive In Doors: 9

Clear Height: 14'

Building Class: B

Year Built/Renovated: 1980/2022



PRIME INDUSTRIAL LOCATION - (BROCKPORT, NY)

Brockport, NY offers a compelling setting for commercial and industrial real estate thanks to its strategic location along the western Rochester corridor, providing convenient access to Route 31, Route 19, and nearby connections to I-490 and I-390. Its proximity to the Greater Rochester market supports access to labor, services, and regional distribution routes, while the village's business-friendly environment and surrounding industrial activity make it attractive for manufacturing, warehouse, service, and flex users. With a balance of affordability, functionality, and access to larger Upstate New York markets, Brockport is well-positioned for a range of commercial and industrial investment opportunities.

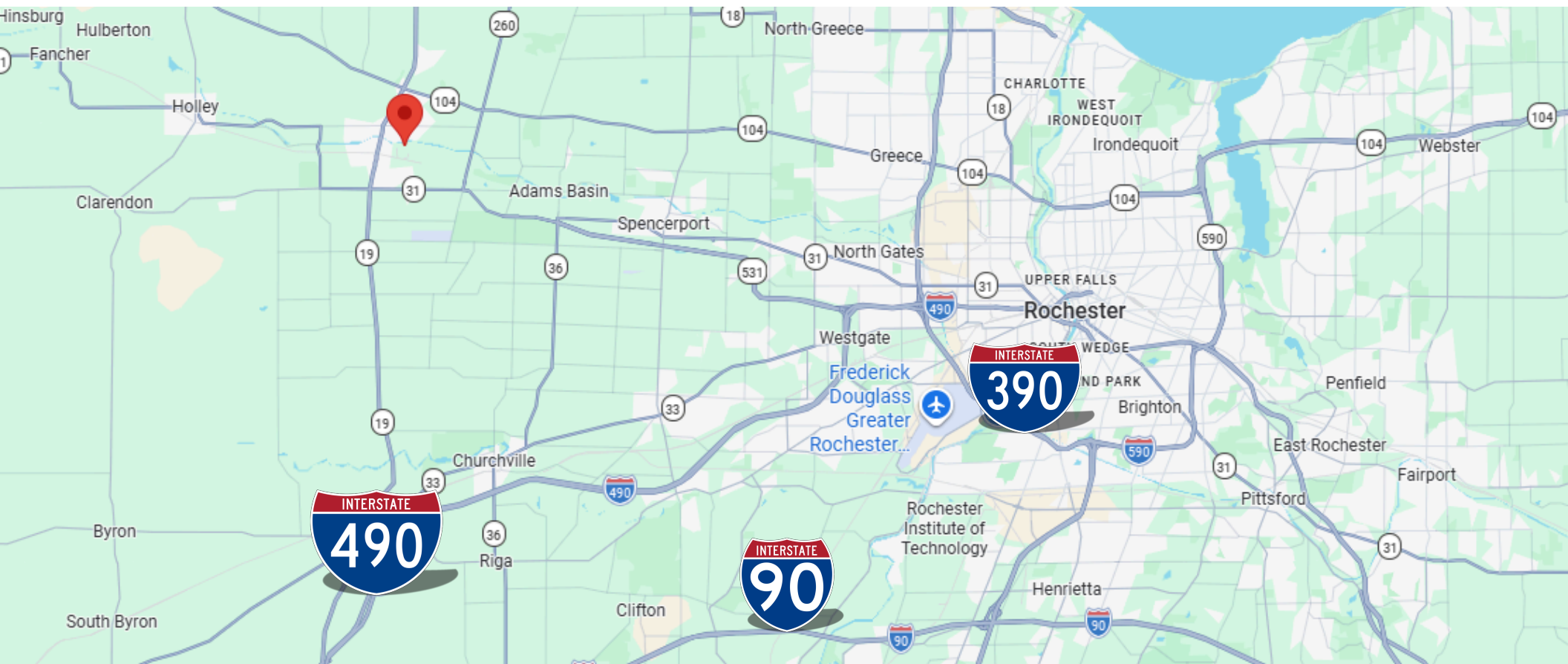
LOCATION KEY DISTANCES

Downtown Rochester - 18.5 Miles

I-490 - 12.6 Miles

I-90 - 14.6 Miles

I-390 - 15 Miles





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Leasing Officer



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