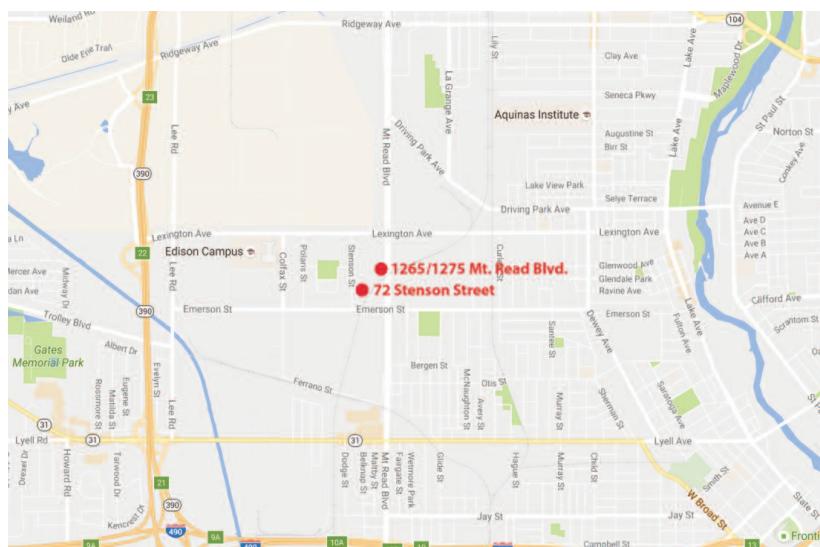


FOR SALE

1265 Mt. Read Boulevard Rochester, New York



PROPERTY DESCRIPTION

Investment industrial complex on a seven (7) acre lot. Cap rate is at 12%. Originally constructed in 2008 with 4 overhead doors. Current long-term tenant of 10+ years. This property can be combined into purchase package with 1275 Mt. Read Boulevard and 72 Stenson St.



HUNT Commercial
Real Estate Corporation
3300 Monroe Avenue
Rochester, New York 14618
HUNTCommercial.com

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COMMERCIAL

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1265 Mt. Read Boulevard Rochester, New York

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,181	87,369	236,747
Total Households	3,282	46,928	125,347
Ave. Annual Income	\$41,780	\$44,307	\$52,280

72 Stenton Street



PROPERTY OVERVIEWS

72 STENTON STREET	
Lot Size	0.94 acres
Building Size	1,715 +/- SF
Stories	2
1265 MT. READ BOULEVARD	
Lot Size	7.0 acres
Building Size	7,200 +/- SF
Year Built	2008
Property Type	Industrial
Parking	On Site
1275 MT. READ BOULEVARD	
Building Size	54,230 +/- SF
Year Built	1950
Property Type	Industrial
Features	Fenced Yard Trailer Parking Cranes Electricity/Power



1275 Mt. Read Boulevard

