



| | |
|--------------------|--|
| ADDRESS | 933 West Ridge Road, Rochester, NY, Monroe County |
| LOCATION | On NY 104, 7 minutes from Exit 10, I-590, 7 minutes from I-390 |
| PARCEL SIZE | 8.2 acres +/- . Site size to be determined with subdivision. |
| SALE PRICE | \$100,000 to \$140,000 per acre depending on use |
| LEASE RATE | Lease: \$8,000 per acre per year |
| OPERATING EXPENSES | Lease: Includes CAM, landlord's insurance and taxes. Sale: TAXES: \$77,622 per year Perimeter CAM: Negotiable |
| ZONED | M-1 Industrial |
| PHYSICAL CONDITION | Former building site, top soiled to grade, bermed / seeded with internal asphalt roadways and parking lot. |
| UTILITIES | Electric, 260 psi steam, 135 psi steam, 70 psi steam, low pressure steam, chilled water, refrigeration, compressed air, nitrogen, high purity water, process water, drinking/potable water, industrial & sanitary sewer, RG&E natural gas. |
| TAX PARCEL IDS | 090.23-1-9. 2 |
| AREA AMENITIES | Minutes to The Mall at Greece Ridge where dining and shopping opportunities abound. Less than 15 minutes to Lake Ontario beaches. Short drive to the Genesee Riverway Trail, Seneca Park & Zoo, Kodak Center for the Performing Arts, and Monroe Community College Workforce Development Center. |

Tim Palmer

tim.palmer@kodak.com | 678 523-9814







