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# FOR SALE OR LEASE INDUSTRIAL—PRODUCTION/WAREHOUSE FACILITY



**Address:** 7921 E. Main Road (RT. 5)  
Leroy, NY 14482

**Building:** 157,750 +/- S.F.

**Lot Size:** 24 +/- Acres

**Clear Height:** Approx. 14-26 Feet

**Sprinkled:** Yes-Wet

**Rail Service:** Available

**Truck Docks:** (6) with 8' x 8' & 8' x 10' Doors

**Grade Level Access:** (14) with 12' x 12' to 14' x 14' Doors

**Electric:** 15,000 Volts into Building; 480 V  
3 PH, 1500 AMPS

**Lease Rate:** \$2.00 per S.F.

**Zoning:** Industrial (I-1)

**Acct. #:** 25.-1-22.1

**Sale Price:** ~~\$1,100,000~~ **\$975,000**

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## **Property Description:**

Total area 157,750 +/- SF, including 6,000 +/- SF of Office; Total of 24 +/- acres; Bldg. and approx. 10 acres are fenced; (6) Truck docks and (14) grade doors; Railroad spur available, currently inactive; Plenty of parking area. A functional Manufacturing, Production, Assembly, Warehouse facility. This building was built in various stages in 1945, 1960's, 1979 and 1991.

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## **Location Description:**

This facility is located off the New York State Thruway exit 47 in LeRoy, Next to the LeRoy Country club, about 20 miles west of Rochester.



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# Leroy Machine Building

## 7921 E Main Rd., Leroy, NY

- Up to 180,000 + sq ft (expandable) for lease or sale.
- Ceiling Heights – ranging from 16'-28'
- 19 overhead ground level doors
- 3 dock level doors
- 15v 800 amp service
- Rail at site
- 8500 sq ft of finished office space available.
- Parking for 150+
- Plus, 30 acre site