

1416 VALLEYHIGH DRIVE NORTHWEST

Valleyhigh Flex Space



OFFERING SUMMARY

Sale Price:	\$3,500,000
Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	41,103 SF
Available SF:	41,103 SF
Lot Size:	83,216 SF
Number of Units:	1
Year Built:	1968
Zoning:	Commercial

PROPERTY OVERVIEW

Located minutes from Downtown Rochester and situated with high visibility on Valleyhigh Drive this spacious warehouse is available For Sale or Lease. With multiple overhead garage doors, dock doors, open warehouse space, and office space, this property offers solutions for a multitude of users. This property has been well cared for with the most recent improvements including a new asphalt parking lot. Clear heights within the warehouse range from 10 to 16 feet. With two current tenants this warehouse has the capability to be acquired by an owner occupant, as an investment, or is available to lease.

PROPERTY HIGHLIGHTS

- Loading Docks (5)
- Drive-In Doors (2).
- New Asphalt Parking Lot
- Printing Company Will Lease Back
- Variation Of Space Sizes Available

BUCKY BEEMAN

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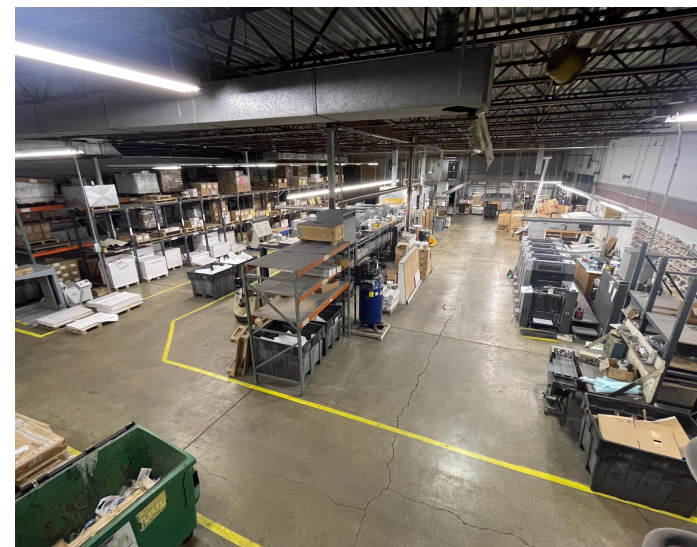
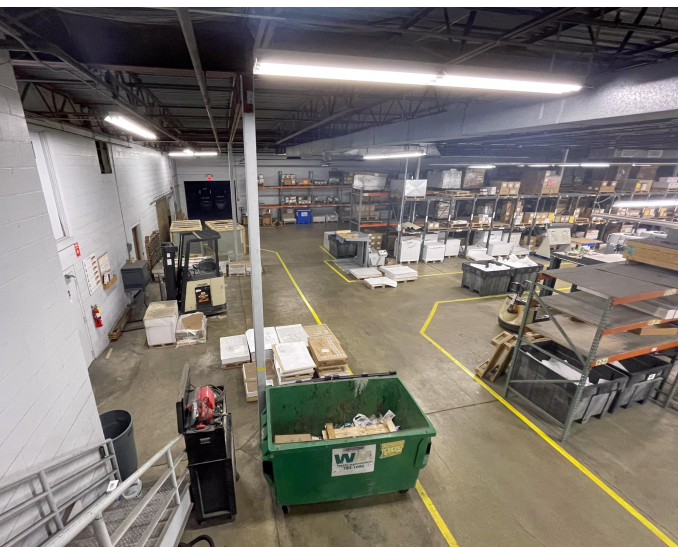
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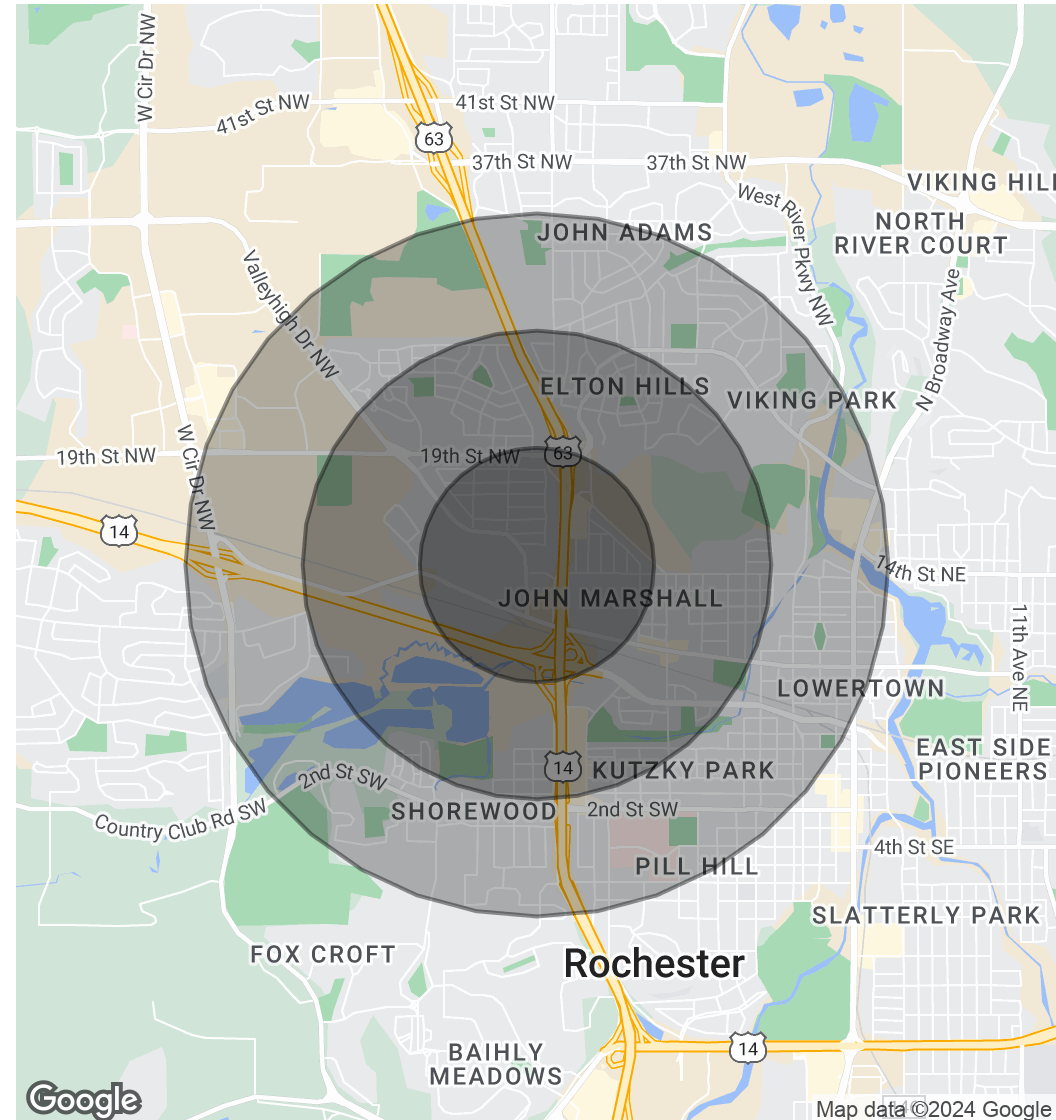


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,570	10,954	23,664
Average Age	38.5	35.6	35.5
Average Age (Male)	37.7	34.5	34.4
Average Age (Female)	39.0	38.0	37.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	643	4,945	11,006
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$70,620	\$67,019	\$75,612
Average House Value	\$170,437	\$166,402	\$184,643

2020 American Community Survey (ACS)



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Building Name	Valleyhigh Flex Space
Property Type	Flex Space
Property Subtype	Flex Space
APN	742734075706
Building Size	41,103 SF
Lot Size	83,216 SF
Year Built	1968
Number of Floors	1
Average Floor Size	41,103 SF

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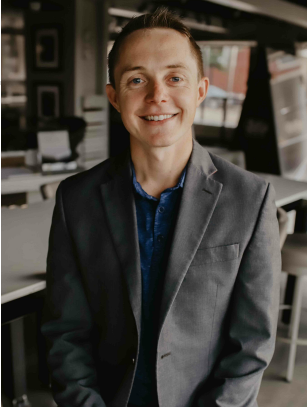
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