



Ledco Building

4265 N Main Street, Hemlock, NY 14466



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Michael Conroy

585.735.7739
michaelconroyrealty@gmail.com

Richard Rock

585.217.7800
richard.rock7800@gmail.com

FOR LEASE | Ledco Building

4265 N Main Street, Hemlock, NY 14466



Offering Summary

Sale Price:	\$450,000
Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	17,216 SF
Available SF:	17,216 SF
Lot Size:	2.75 Acres
Year Built:	1947
Zoning:	Industrial
Market:	Rochester
Submarket:	Livonia

Property Overview

#For Sale or For Lease: Industrial Manufacturing Facility - 4265 N Main, Hemlock, NY 14466

Discover a versatile industrial flex building nestled in the rural charm of Hemlock, NY, at 4265 N Main. This comprehensive space of $\pm 17,216$ square feet is ideally suited for businesses looking to blend manufacturing and administrative operations. It supports a wide range of business activities with 2,000 square feet of office space and 15,216 square feet of manufacturing/warehouse area. The office section features seven offices, a conference room, and two bathrooms, while the manufacturing area includes a break room, storage rooms, a grade-level overhead door, and ceiling heights of 12' to 14'. Powered by a 600A electric service and set on a generous 2.75-acre lot, the building combines operational readiness with the potential for customization. Both the warehouse and office areas are heated, and the office benefits from air conditioning for year-round comfort. This property offers a unique opportunity to invest in a space with rural serenity and the promise of business growth. Explore the possibilities at 4265 N Main and imagine establishing your business amidst Hemlock's peaceful setting.

Property Highlights

- * $\pm 17,216$ sq ft industrial flex space in Hemlock, NY.
- * 2,000 sq ft office area; 15,216 sq ft manufacturing/warehouse space.
- * 600A Electric Service
- * 2.75-Acre Lot

Michael Conroy

585.735.7739
michaelconroyrealty@gmail.com

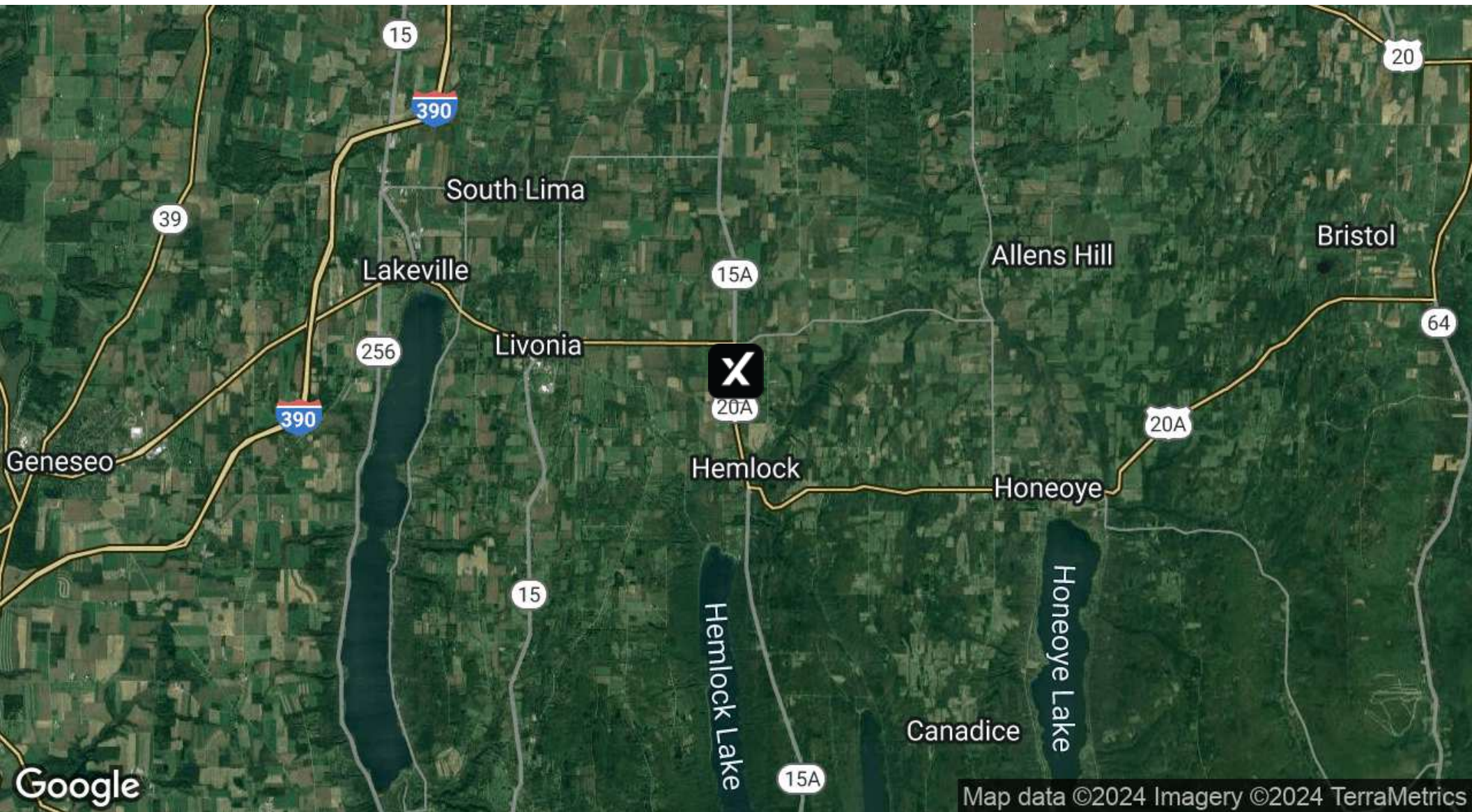
Richard Rock

585.217.7800
richard.rock7800@gmail.com



FOR LEASE | Ledco Building

4265 N Main Street, Hemlock, NY 14466



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Ledco Building

4265 N Main Street, Hemlock, NY 14466



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

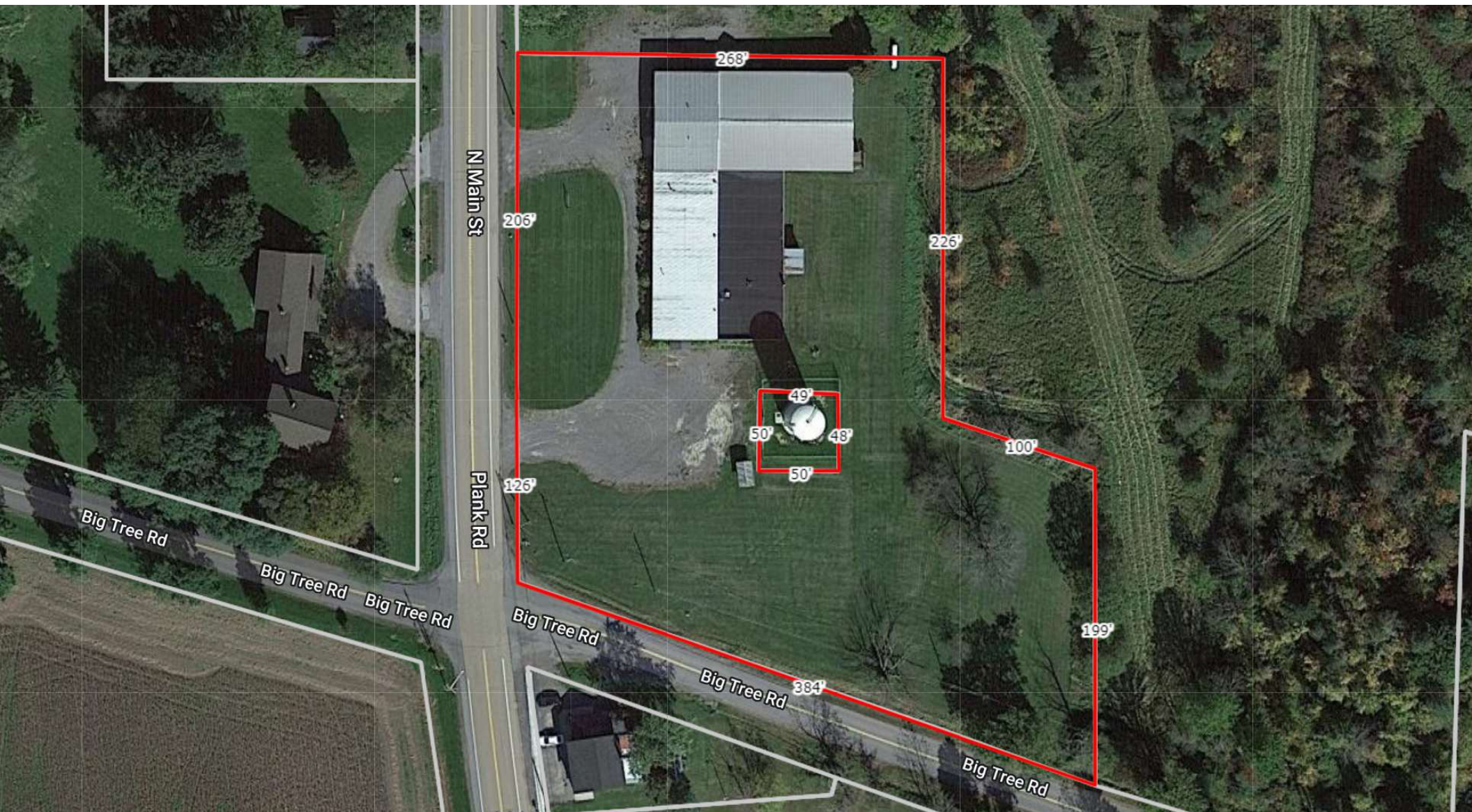
richard.rock7800@gmail.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Ledco Building

4265 N Main Street, Hemlock, NY 14466



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

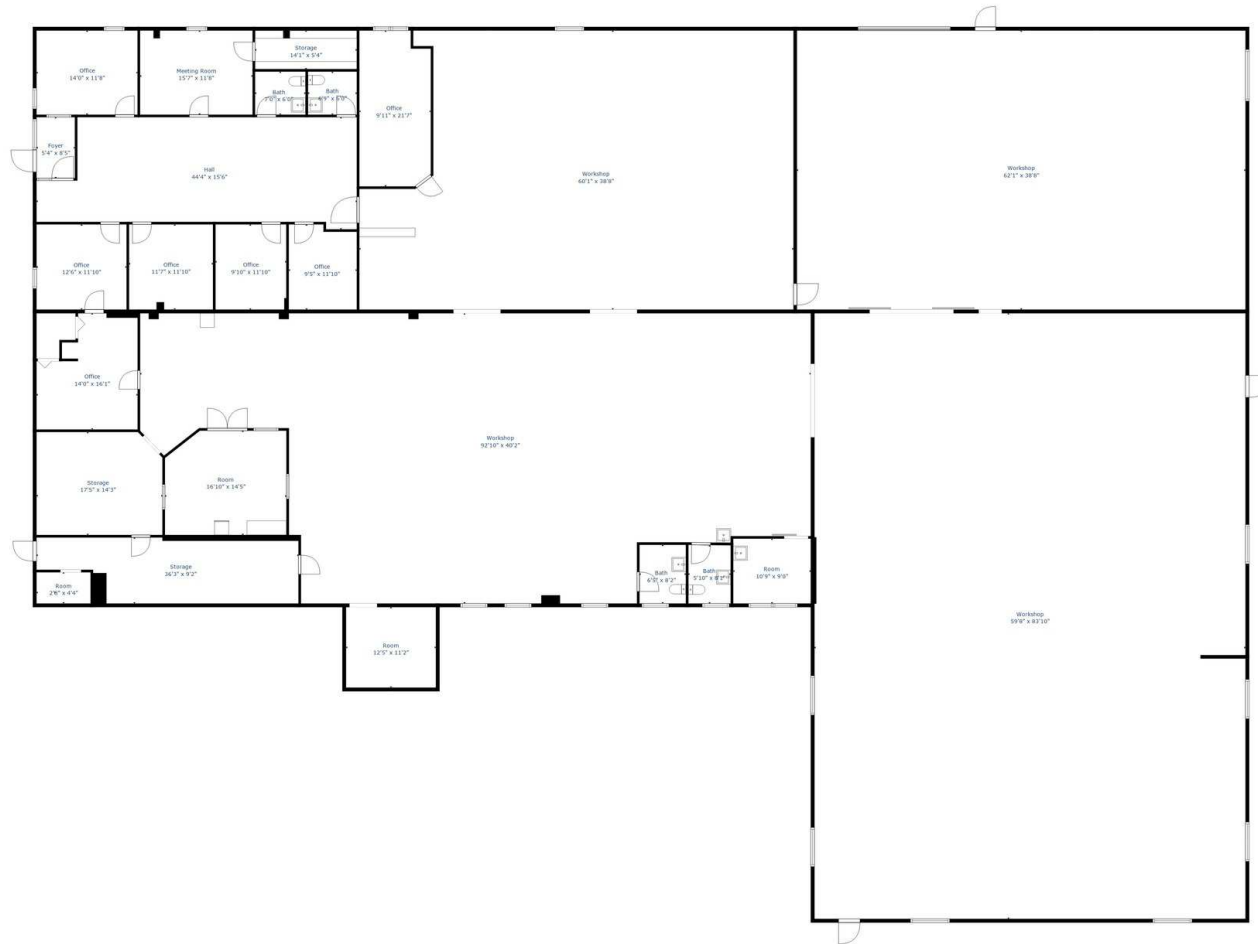
expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Ledco Building

4265 N Main Street, Hemlock, NY 14466

VIDEO TOUR



Estimated areas
GLA FLOOR 1: 1949 sq. ft, excluded 14372 sq. ft
Total GLA 1949 sq. ft, total scanned area 16321 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

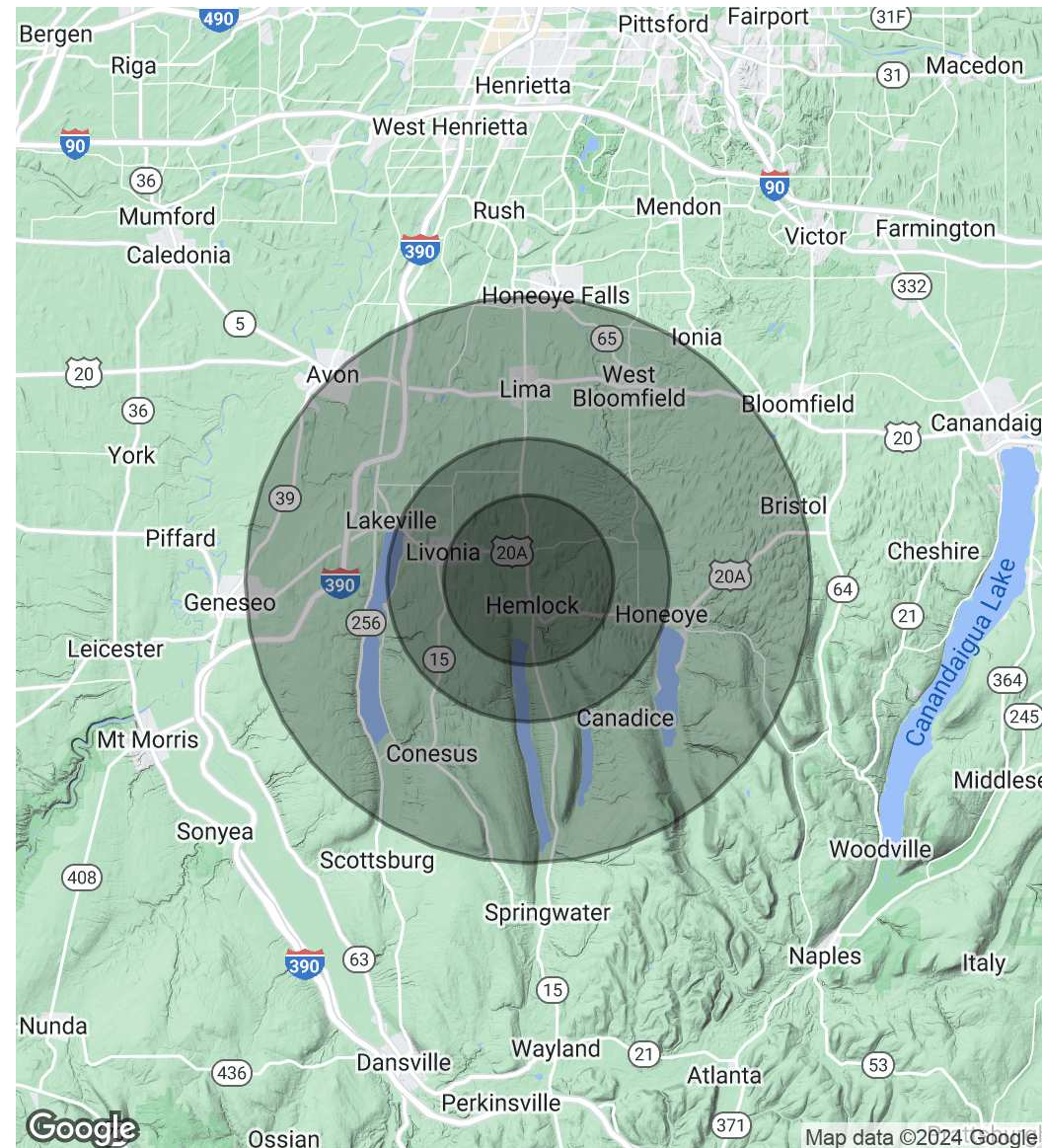
FOR LEASE | Ledco Building

4265 N Main Street, Hemlock, NY 14466

Population	3 Miles	5 Miles	10 Miles
Total Population	2,649	8,846	33,030
Average Age	48.7	45.0	44.8
Average Age (Male)	43.7	41.9	44.0
Average Age (Female)	51.1	46.5	44.8

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	1,143	4,177	16,475
# of Persons per HH	2.3	2.1	2.0
Average HH Income	\$70,643	\$68,171	\$72,673
Average House Value	\$157,863	\$159,807	\$170,500

2020 American Community Survey (ACS)



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Ledco Building

4265 N Main Street, Hemlock, NY 14466



Michael Conroy

Associate Real Estate Broker

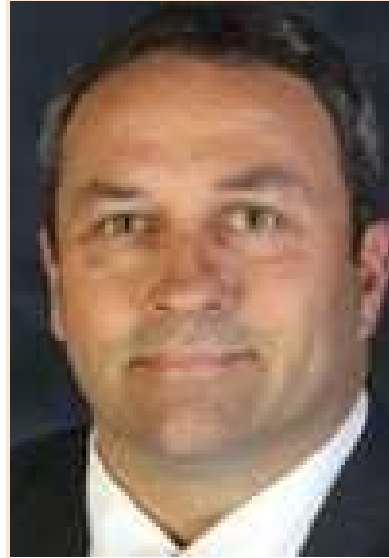
Direct: 585.735.7739 **Cell:** 585.802.3327
michaelconroyrealty@gmail.com



NY #10301218830

EXP COMMERCIAL

165 Broadway Suite 23rd Floor 23rd Floor, New York, NY 10006
585.735.7739



Richard Rock

Associate Real Estate Broker

Direct: 585.217.7800 **Cell:** 585.217.7800
richard.rock7800@gmail.com



NY #30R01055945

EXP COMMERCIAL

165 Broadway Suite 23rd Floor 23rd Floor, New York, NY 10006
585.217.7800

Michael Conroy

585.735.7739
michaelconroyrealty@gmail.com

Richard Rock

585.217.7800
richard.rock7800@gmail.com

