

# FORMER RUBY GORDON FURNITURE FOR SALE OR LEASE

3737 West Henrietta Road, Rochester, NY 14623



RETAIL PROPERTY FOR SALE OR LEASE



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## PROPERTY DESCRIPTION

Former Ruby Gordon Furniture Big Box space available for sale or lease. With eight loading docks, this space is well-suited for flex, distribution, and high-volume brick-and-mortar retail concepts. There are two separate spaces in the building, a 47,338 SF Showroom space, and 65,610 SF of Warehouse/Office space. West Henrietta Road benefits from strong traffic counts and is next to the largest trade area (Jefferson Road/Hylan Drive) in the Rochester MSA.

## LOCATION DESCRIPTION

The available building is on the west side of the Rochester, NY MSA in the town of Henrietta and is located on West Henrietta Road, just past Marketplace Mall. Nearby retailers include multiple car dealerships, which creates an incredibly large pull across all of the Rochester MSA. Brands represented include Acura, Audi, BMW, Chevrolet, Honda, Infiniti, Lexus, Maserati, Mazda, Mercedes-Benz, MINI, Nissan, Subaru, and Volkswagen. CarMax also has a substantial dealership, along with Enterprise Car Sales, Tesla Service Center, and several local used car dealerships.

## PROPERTY HIGHLIGHTS

- Pylon Sign
- Dedicated Turn Lane
- Eight loading docks
- 100% Sprinklered
- 47,338 SF Showroom w/ 20' Clear Height
- 65,610 SF Warehouse & Office
- 24,890 SF of warehouse has 34' Clear Height

## OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	3.42 Acres
Lease Rate:	Negotiable
Building Size:	112,948 SF



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**AVAILABLE**  
**112,948 SF BUILDING**  
**3.42 AC LOT**

MEZZANINE  
STORAGE  
10,414 SF

WAREHOUSE 24,890 SF  
34' CLEAR HEIGHT

BASEMENT 25,542 SF  
13' CLEAR HEIGHT

SECOND FLOOR  
OFFICE 4,764 SF

SHOW ROOM  
47,338 SF  
20' CLEAR HEIGHT



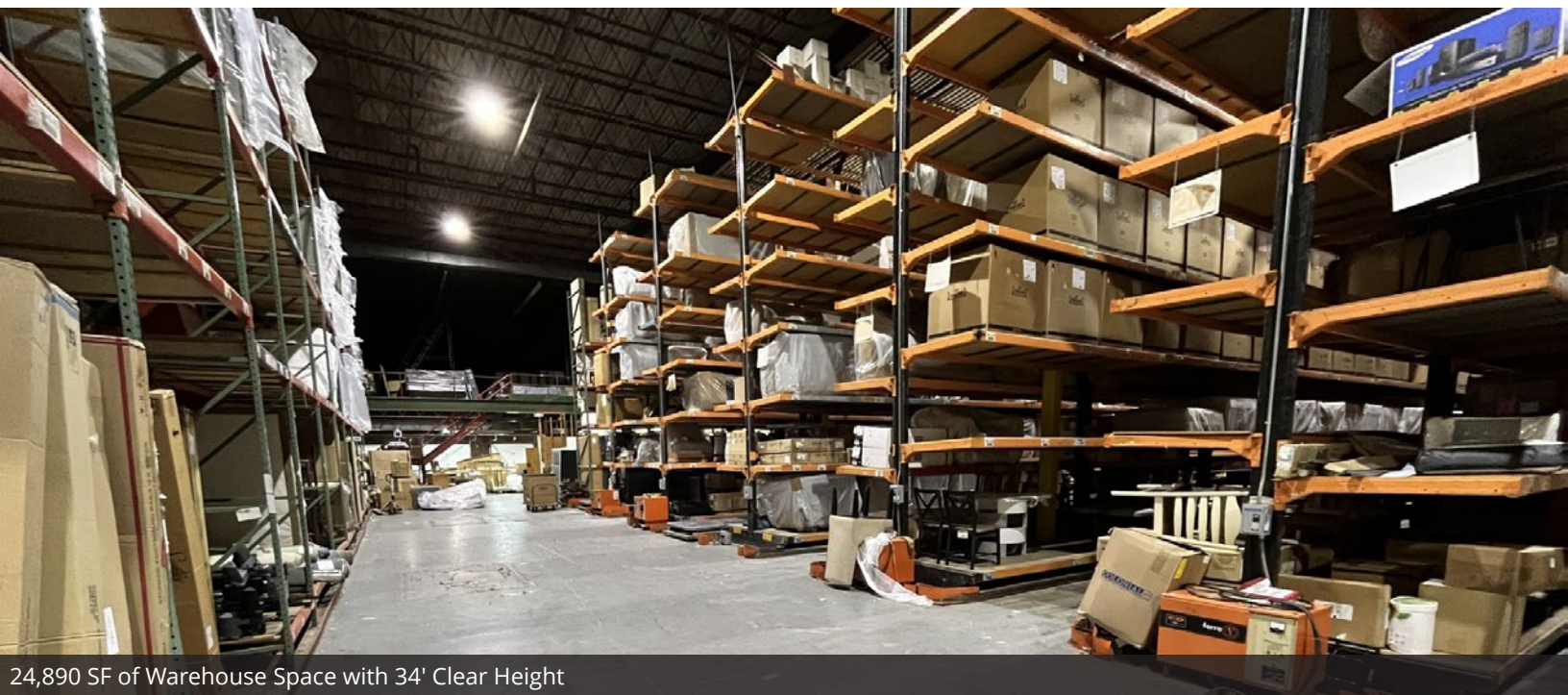
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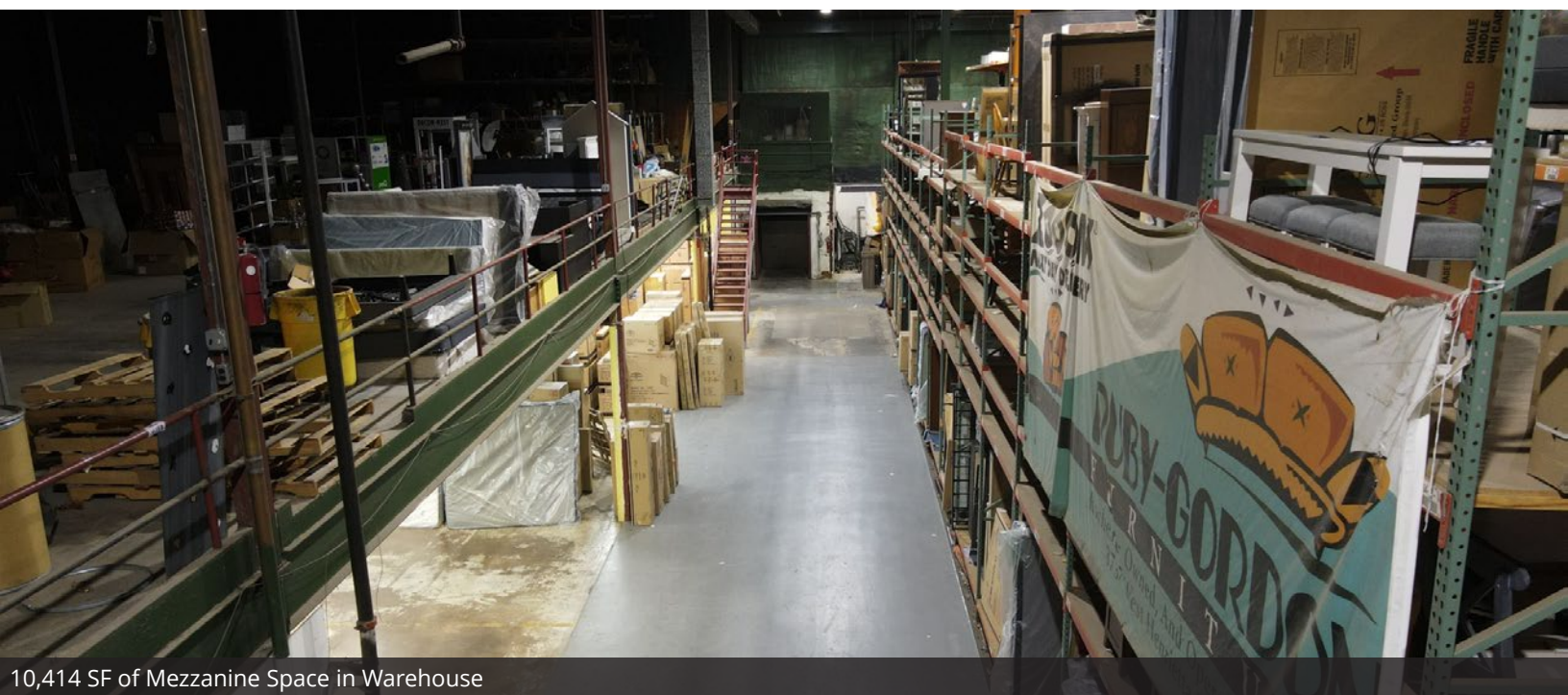


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24,890 SF of Warehouse Space with 34' Clear Height



10,414 SF of Mezzanine Space in Warehouse



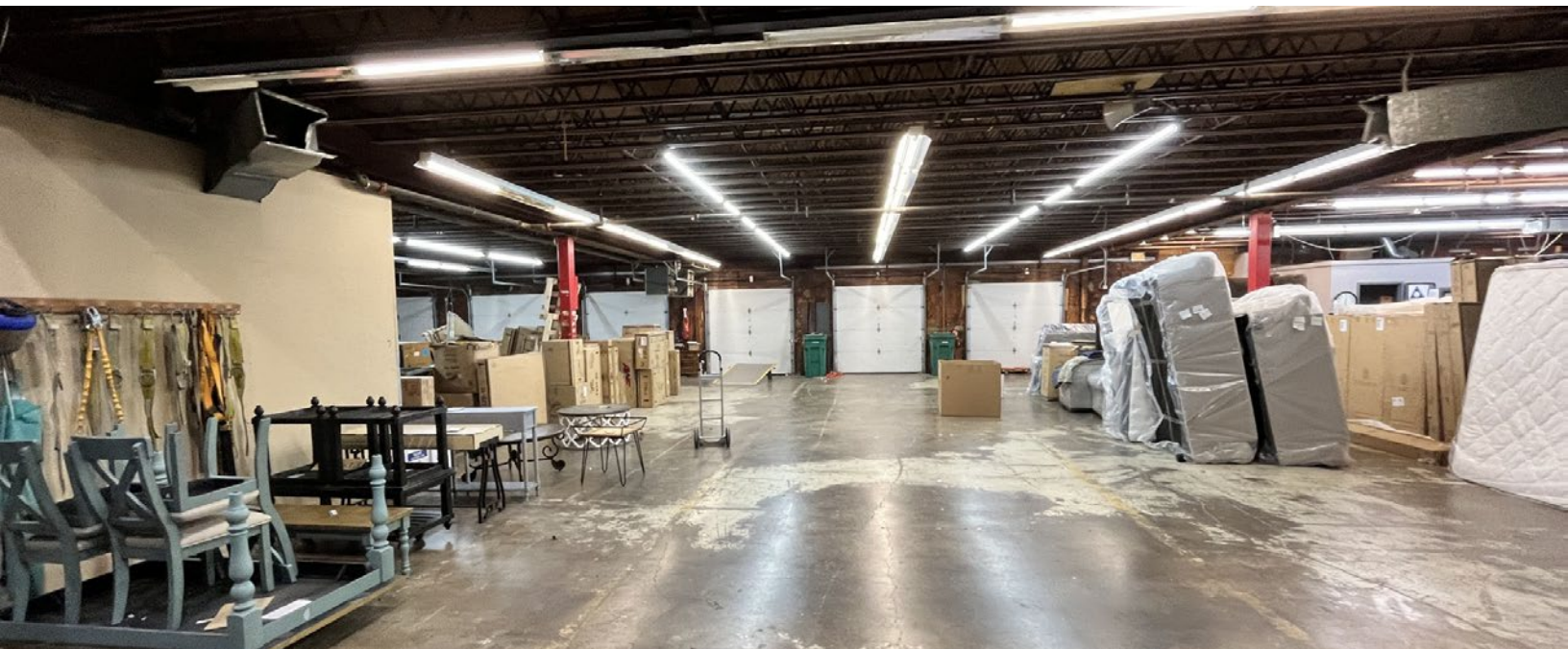
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Loading Docks are located underneath the 10,414 SF of Mezzanine Space in the Warehouse



Additional Warehouse Space that is used as showroom overflow space



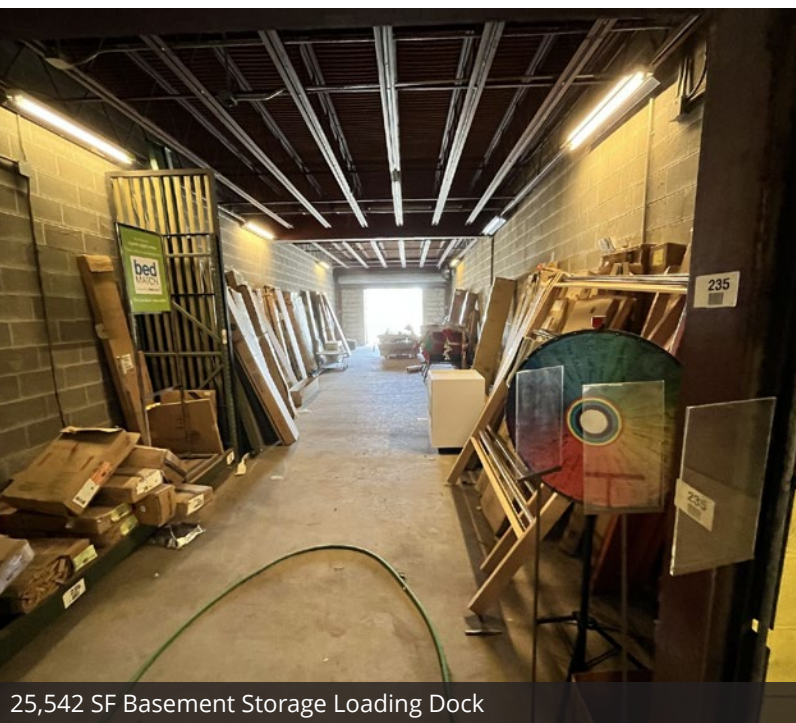
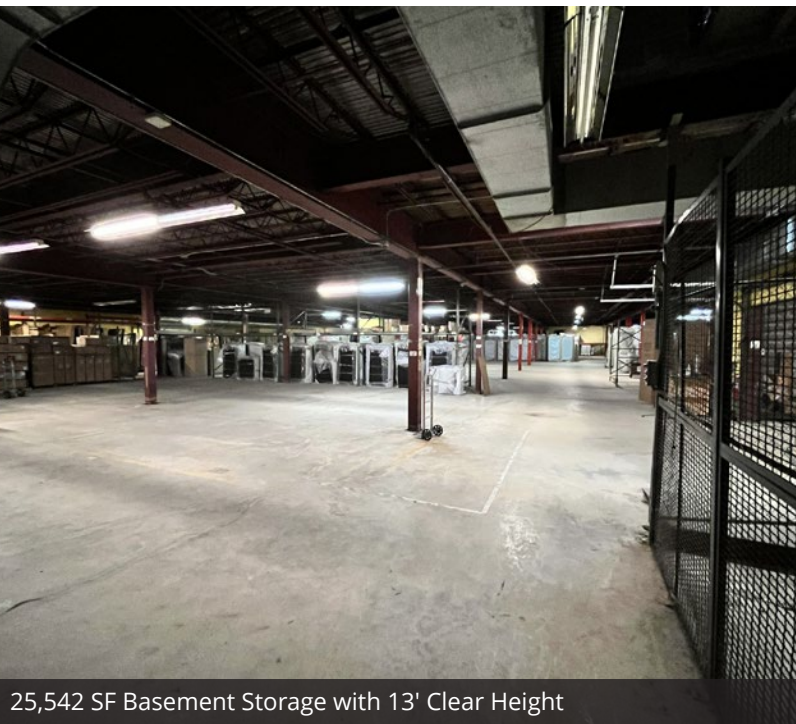
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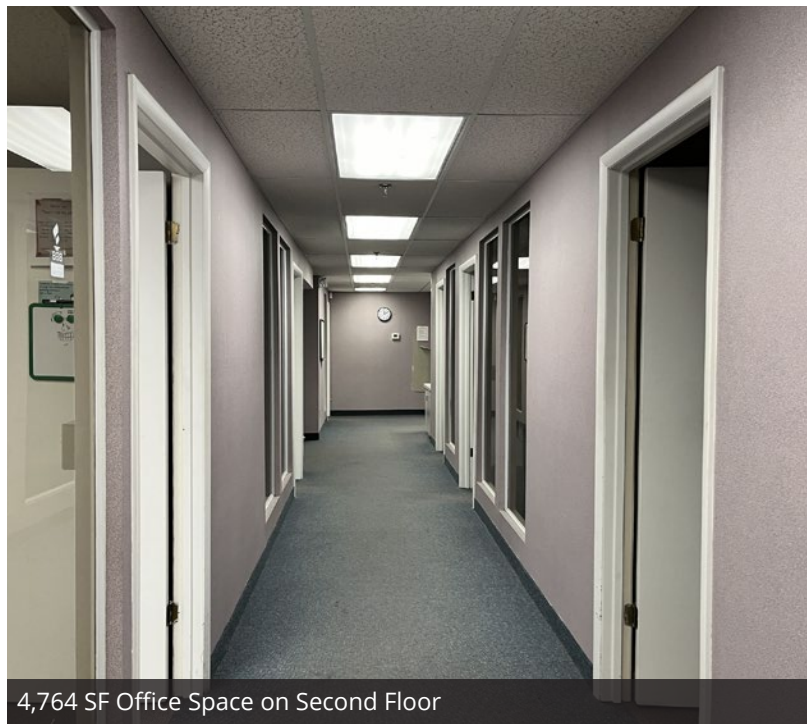


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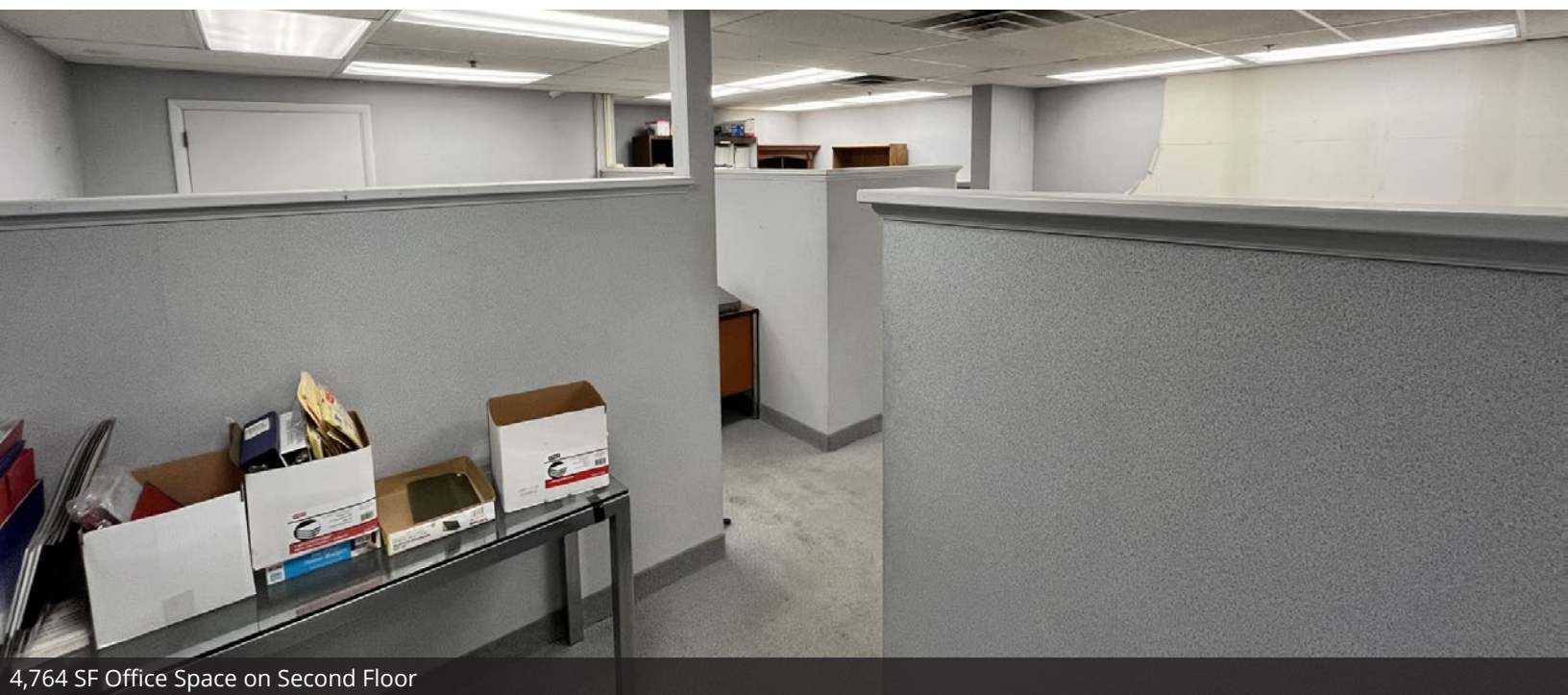
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4,764 SF Office Space on Second Floor



4,764 SF Office Space on Second Floor



4,764 SF Office Space on Second Floor



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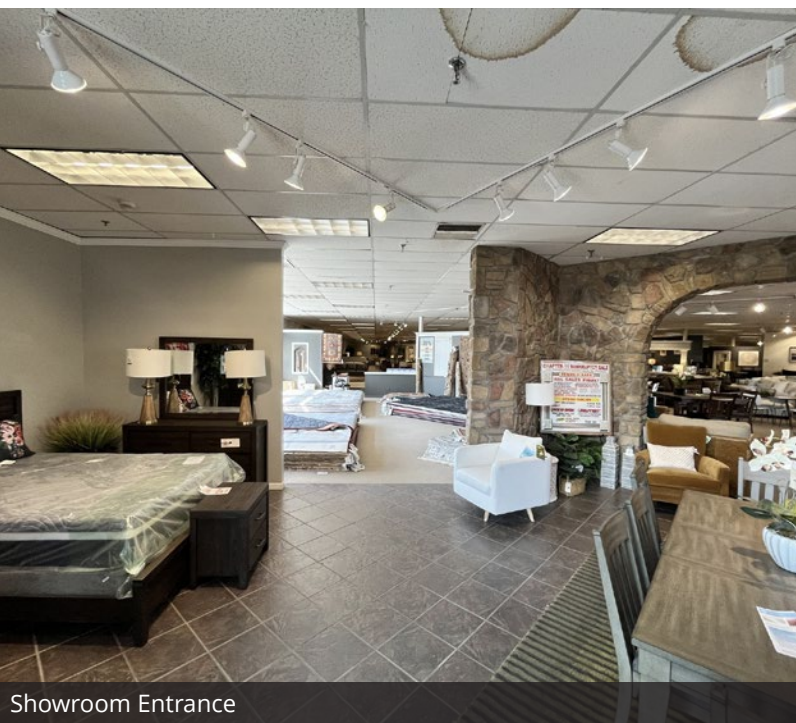


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Showroom Entrance



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