

KODAK BUILDING 320

1100 Ridgeway Avenue | Rochester, NY

LAB/OFFICE ON INDUSTRIALLY-ZONED PARCEL FOR LEASE OR SALE

Well-Located Near Expressways and Mount Read Boulevard

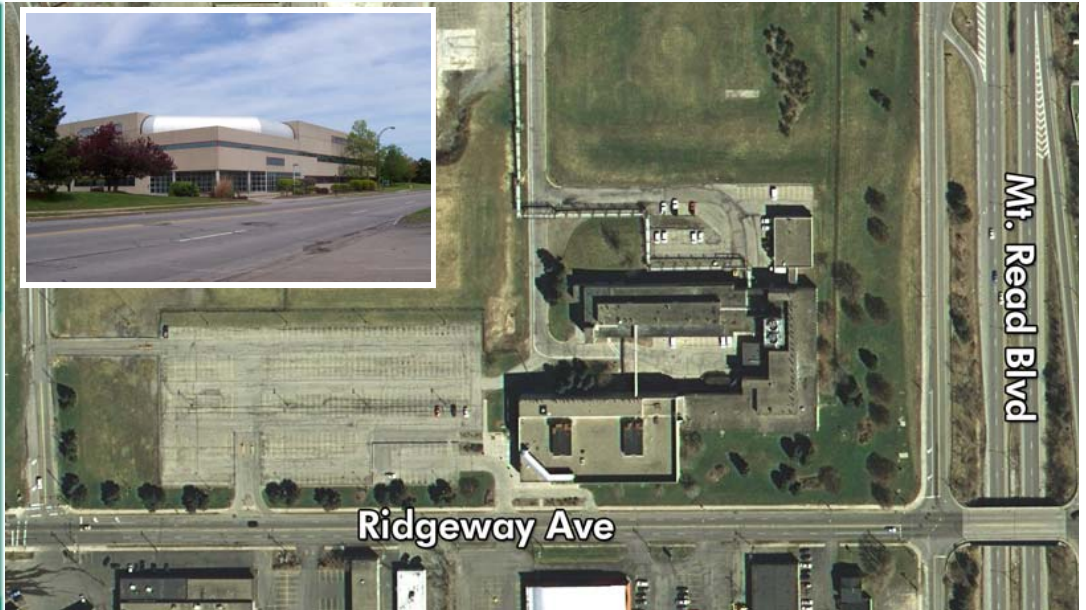
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- Approximately 169,997 square feet in three connected building sections. Parcel size is to be determined upon subdivision from Kodak-owned land.
- This property is located on the Northwest corner of Ridgeway Avenue at Mount Read Boulevard along the Greece Town/City of Rochester line.
- Building is comprised of three (3) connected sections that range from two to three stories. Build-out includes office area, wet and dry labs, a vivarium and some storage/warehouse space. Building is fully air-conditioned and wet-sprinklered.
- Original construction (Eastern-most building) was built in the late 1950s; the Northern section was added in 1976; the Southern portion was added in the 1980s.
- Building features include: on-site auditorium; break room; three (3) elevators; seven (7) truck docks.
- On-site, abundant parking to the West of the facility for 300+ cars.
- Sale price is \$2,750,000.
- Lease rate is to be determined based upon tenant requirement and lease terms.

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