

FOR LEASE | 162,420 SF

8673 LYONS-MARENGO RD | LYONS, NY

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PROPERTY HIGHLIGHTS

- **HEAVY POWER AVAILABLE ON SITE**
- **LOCATED APPROXIMATELY 10 MINUTES FROM I-90**
- **ECONOMIC INCENTIVES AVAILABLE**
- **11 DOCK DOORS**
- **RENOVATED IN 2025**



RENOVATIONS COMPLETED IN 2025. UPDATED PROFESSIONAL PHOTOS COMING SOON.

PROPERTY DETAILS

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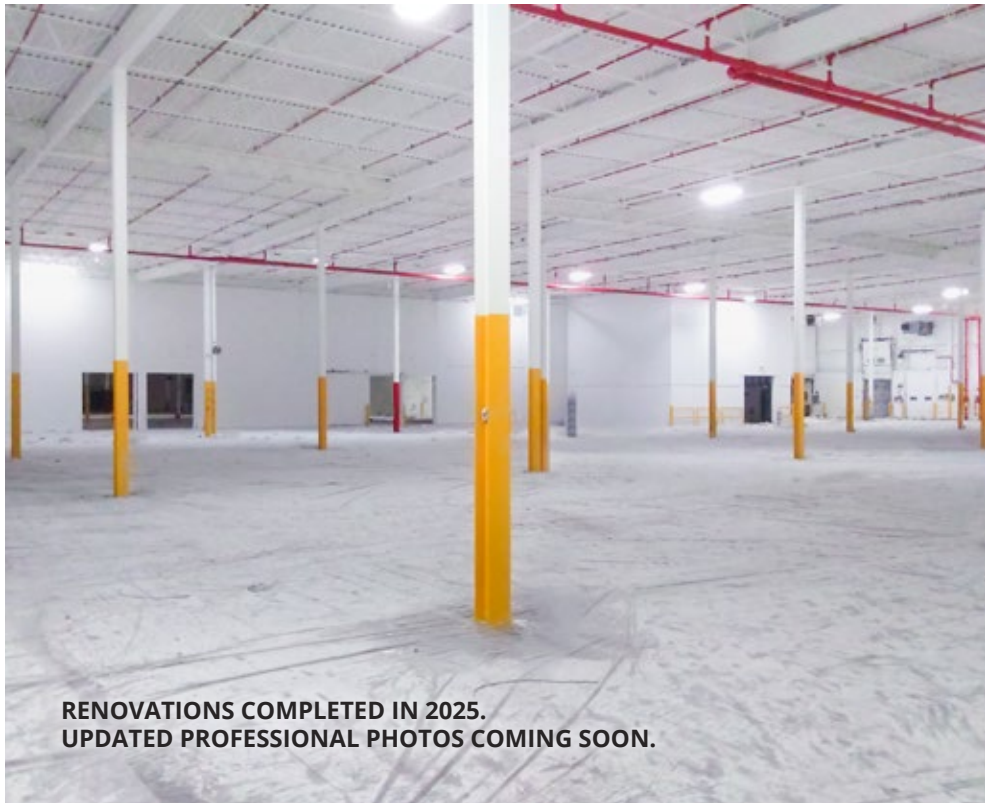
AVAILABLE SPACE	120,939 SF
DOCK DOORS	8 Exterior | 3 Interior
GRADE-LEVEL DRIVE-IN DOORS	4
CLEAR HEIGHT	24’
COLUMN WIDTH/DEPTH	30’ x 40’
ROOF	Flat, Built-Up Over Steel Deck
WALLS	Masonry & Steel
FLOORS	Reinforced Thick Slab Concrete
YEAR BUILT	1966
YEAR RENOVATED	2025
FIRE SUPPRESSION	Sprinklers, 100% Wet
LIGHTING	LED
POWER	4000 Amps at 480 Volts (2500 kVA)
PARKING	250 Surface Spaces
TOTAL LAND AREA	57.31 Acres
ZONING	Industrial
PARCEL ID	542800-071-111-0000-770-330-0000





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FLOOR PLAN

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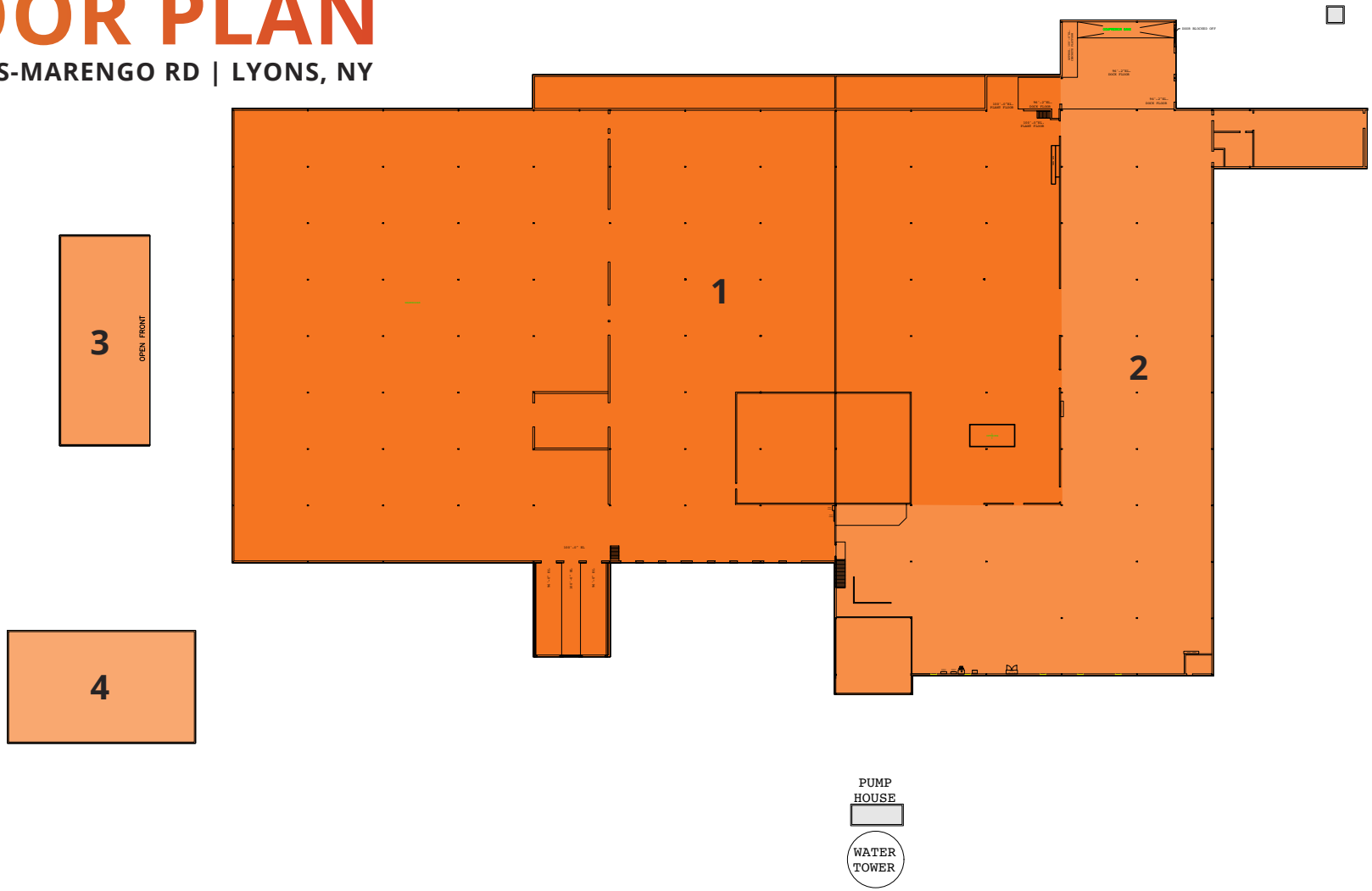

NUMBER	SPACE DESIGNATION	AVAILABILITY	COLUMN SPACING	DOCKS	OH DOORS	SQUARE FEET
1	WAREHOUSE	IMMEDIATELY	30’ x 40’	11	2	109,563 SF
2	WAREHOUSE	9/19/27	N/A	0	2	41,481 SF
3	BARN STRUCTURE	IMMEDIATELY	N/A	0	0	5,376 SF
4	POLE BARN	IMMEDIATELY	N/A	0	0	6,000 SF
TOTAL						**162,420 SF**

LOCATION MAP

8673 LYONS-MARENGO RD | LYONS, NY

ROCHESTER, NY	49 MILES
SYRACUSE, NY	53 MILES
BUFFALO, NY	114 MILES
PITTSBURGH, PA	321 MILES

