

# Marketplace Connexions™

Vacancy in Marketplace Commons  
2335 Marketplace Drive  
Rochester, NY 14623

## Building & Lot Details

### KEY BUILDING FACTS

Land Area	22.8 Acres shared with Best Buy
Location	Just off Rt 390 at the Hylan Drive exit
Building Size	29,574 Square Feet
Lease Rate	\$11.50/sf NNN

### UTILITIES

Power	600 A / 480 V / 3-Phase power
Water/Fire Service	2" water service with backflow preventer, 6" fire service water
Sewer	Town of Henrietta, 6" sanitary drain
Fiber internet	50 Mbs fiber connection to the building.
Telephone	Available
Natural Gas	RGE - 2 ½" steel gas service to building. 1" service to building; 2 ½" service to roof top units.

### AMENITIES

Management	Professional property management
Parking Lot/Grounds	Maintained landscaping, lighted parking lots, 24/7 exterior security with guards
Signage	Lighted pylon sign
Renovations	The property was recently renovated