

▶ LYELL BUSINESS CENTER

961 LYELL AVENUE, ROCHESTER, NY 14606

Lyell Business Center is a brick and mortar flex building complex located on a busy truck and commuter route near the City of Rochester and expressways. Manufacturing, warehouse, and office/showroom all fit comfortably.

Current Industrial Availabilities:

- 1,591 SF with common dock
- 2,678 SF on the third floor of Building 4; Accessible through common dock and freight elevator
- 3,872 SF in Building 4 with common dock; 12' clearance
- 5,000 SF on the first floor of Building 1 with 10' grade level door and common dock
- 7,200 SF in Building 1 with common dock; 12' clearance

Current Office Availabilities:

- 2,500 - 4,992 SF offices on the second floor of Building 2.



UP TO 7,200 SF
AVAILABLE



EASY
EXPRESSWAY
ACCESS



WEST
SIDE



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