

Lucien P. Curre
President / Appraiser



Gerard T. Curre
Vice President / Broker

Manufacturing/Warehouse Space



82 East Main Street, Webster, New York.

**1 minute from the expressway.
Less than 1 mile from the Xerox campus.
RTS bus stop, Village conveniences at the doorstep.**

45,000 square feet

Factory/Warehouse: Wide open 200'x200' room (40,000 sq. ft); 5 loading docks; 16 ft OHC; 480 volt, 1200 amp electric; unlimited weight capacity floors; new 20 year bonded rubber roof; wet sprinkler system throughout; factory employee breakroom and lockerrooms; vast parking; RTS bus stop at the door; 10 minutes from downtown; acres for expansion; bright and clean!!

Offices: 5,000 square feet; huge reception area; large, modern offices; room for expansion; full kitchen; separate parking; new carpeting; immaculate.

Information contained herein is believed to be true and accurate but cannot be guaranteed.

40 Humboldt Street * Rochester, NY 14609 * Phone: (585) 224-0100 * Fax: (585) 224-0136

Contact: Tim Golan 224-0100 x 205



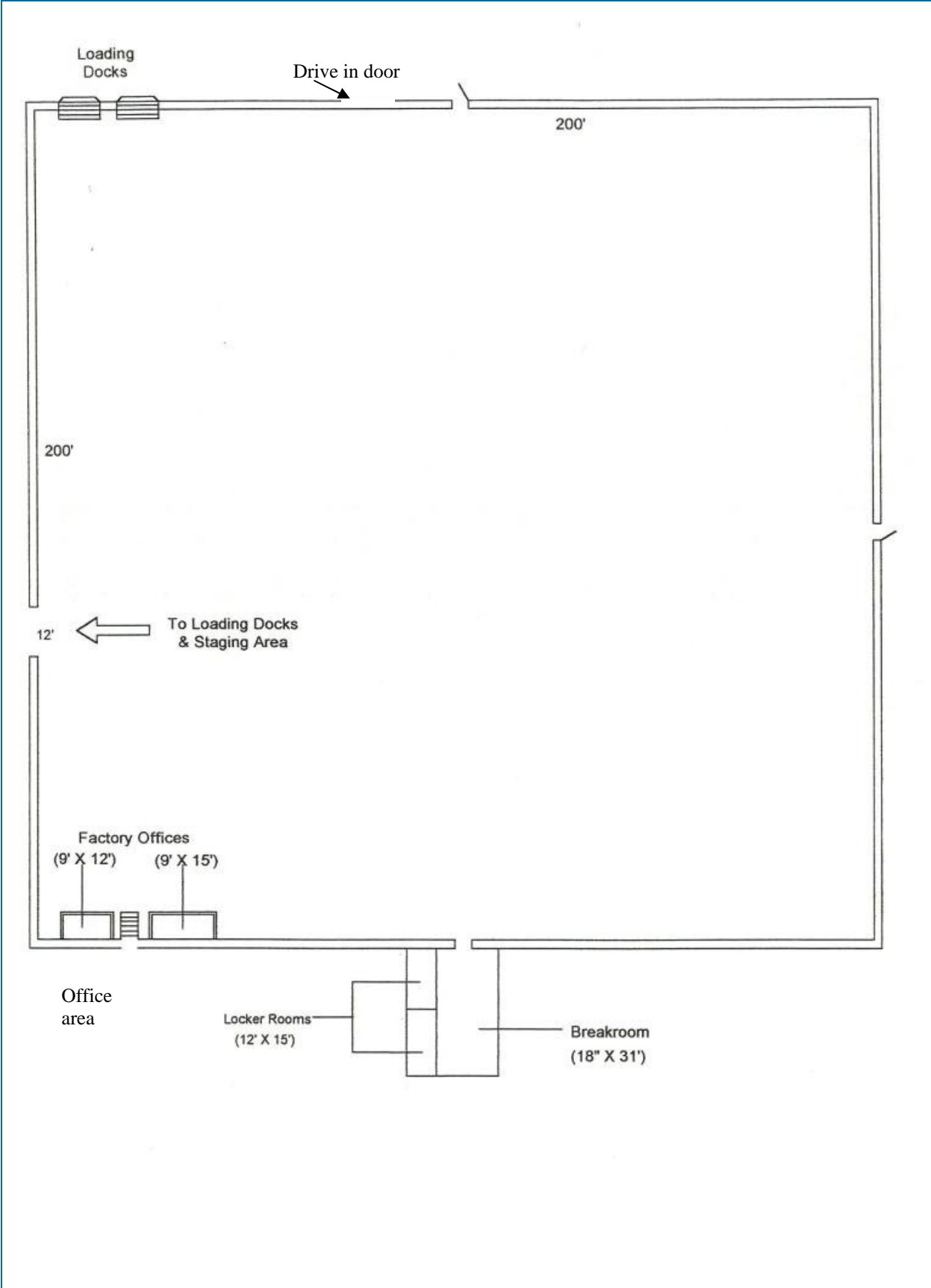
Premier Features

I. Facility

- * **1 foot thick floor - unlimited weight capacity**
- * 5 loading docks (plenty of room for 10 more)
- * New, 20 year bonded Firestone rubber roof
- * 480 Volt, 1200 amp electric; Gas radiant heat
- * Wet sprinkler system
- * Versatile - perfect for warehousing or manufacturing
- * **Acres of secure tractor trailer storage**
-- invisible to neighbors
- * Acres for building expansion

II. Location

- * **Only 12 minutes from Downtown Rochester**
No stop & go, city traffic for truck drivers. It's expressway, all the way.
- * **Crime-free village**
No security concerns, vandalism, car break ins, or burglaries.
- * **Easy walking distance to banks, shops, and restaurants**



Office Area

