

# CLASS A FLEX SPACE AVAILABLE

## Victor Heights Corporate Park

Victor, New York

### 111 Victor Heights Parkway



#### Building 111

- 4,700 SF building with ample parking and separate entrance, as well as signage.
- 3,400 SF office and 1,300 SF assembly/warehouse
- Kitchen facilities; restrooms; space for employee work out area.
- 135 feet of frontage on Victor Heights Parkway
- Zoned light industrial.
- Side loading dock with overhead door.
- Adaptable from existing office plan to highbay assembly, warehouse, storage, light manufacturing.
- Full service property management
- All utilities

**Premier buildings that offer potential users the ideal business environment. Situated in the Town of Victor, Ontario County, Victor Heights Corporate Park is located off NYS Route 251, just one mile southwest of NYS Route 96 and 251 Interchange. The NYS Thruway (I-90) and Interstate 490 are a mere three miles away. Victor Heights Corporate Park is comprised of 28 acres with several Office and Class A Flex Buildings.**



#### For inquires or personal tours contact:

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