

1 Boon Drive

North Chili, NY

Flex Industrial Warehouse

PROPERTY OVERVIEW

Forward Storage Business Park – North Chili is a 77,885 SF centrally located commercial and industrial property in North Chili, NY, offering flexible warehouse and business spaces for small and mid-size companies. With convenient access to I-490 and NY-33, the property connects tenants to the Rochester metro area and key regional corridors. Available units range from compact flex spaces to large warehouse bays, supported by flexible lease terms, professional management, and drive-in door access — ideal for businesses seeking a strategic foothold in Western New York.

CONNECTIVITY & TRANSPORTATION

- **Highway:** Convenient access to NY-33 and I-490 from Boon Drive.

PROPERTY FACTS

BUILDING TYPE

Industrial Flex

TOTAL BUILDING SIZE

77,885 SF

CLEAR HEIGHT

TBD

BUILDING CLASS

C
FLOOR PLAN

AVAILABLE SPACES

W-1	1,400 SF
W-2	2,700 SF
Office Space	625 SF
E-1	11,400 SF

CONTACT US

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Phone: 1 (585) 479-3939

www.forwardstoragebusinesspark.com

PROPERTY GALLERY



EXTERIOR VIEWS



AMENITIES & KEY FEATURES

- Flexible short & long-term lease options
- 24/7 secure tenant access
- Professional on-site management
- Truck-court maneuvering space
- Drive-in & dock-high door access
- Ample on-site parking
- High-speed internet ready
- ADA compliant facilities

ABOUT FORWARD STORAGE BUSINESS PARK

Forward Storage Business Park operates a growing network of commercial and industrial properties across the United States. We provide flexible, professionally managed spaces for businesses of all sizes — from single-suite offices to large-format warehouses — all strategically located for seamless logistics and day-to-day operations.

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