



## JLL completes 151,169 s/f industrial lease for Ranger Design

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Webster, NY JLL has completed a 151,169 s/f industrial lease for Ranger Design at 700 Resende Rd., a two-building property that was part of the former Xerox campus.

JLL represented the landlord, locally based Tessy Plastics Corp., which acquired the property as part of its portfolio acquisition from Xerox Holdings in 2022.

Ranger Design signed a long-term lease to occupy space across the first floor of Building 200 at 700 Resende Rd. as the company continues to experience growth in its fleet and distributor network services. It will relocate from Ontario, N.Y. in Q1 2025.

Building 200 is a modern single-story industrial facility spanning 768,475 s/f, including 50,000 s/f of office space.

It features an outstanding utility infrastructure, 27 doors in total, including weather protected interior bay doors, has ceiling heights ranging from 16-24 ft. and can offer a variety of flexible floor plans for tenants.

Building 210 is a 194,653 s/f single story industrial property with 14 interior bay and dock high doors, 10 trailer drop spaces and 25 ft. clear ceilings. Together the properties have parking for 2,368 vehicles and are enclosed within a perimeter fence secured with active monitoring and gated entrances.

The third property on the site is fully occupied by ownership. Founded in 1973, Tessy Plastics Corp. has facilities in New York, Pennsylvania, Virginia and China that include clean room manufacturing, office and warehouse space. The company has grown from a single upstate factory to a global leader in contract manufacturing through strategic expansion that has included real estate acquisitions.

Tessy retained JLL Northeast Industrial's leasing team led by James Panczykowski to market Buildings 200 and 210 for lease.

Said Panczykowski, "Ownership has a track record of astute investment in well located assets. The Webster campus provides an ideal location for manufacturing and distribution companies looking to access robust in- place infrastructure, outstanding parking ratios and ultra-flexible demising capabilities."

Located less than half a mile from Rte. 104 and 15-minutes from downtown Rochester, 700 Resende Rd. is situated to support a local, regional and Canadian cross-border customer base for nearly all industrial occupier types.

JLL is marketing a remaining total of 811,959 s/f of modern, industrial space across both buildings on the Webster campus and can offer flexible floor plans and demises.

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