



735 WANGUM RD BUILDING 4 VICTOR, NY 14453

INDUSTRIAL PROPERTY
OWNER USER


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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PROPERTY OVERVIEW

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- Investment Highlights
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- Photos

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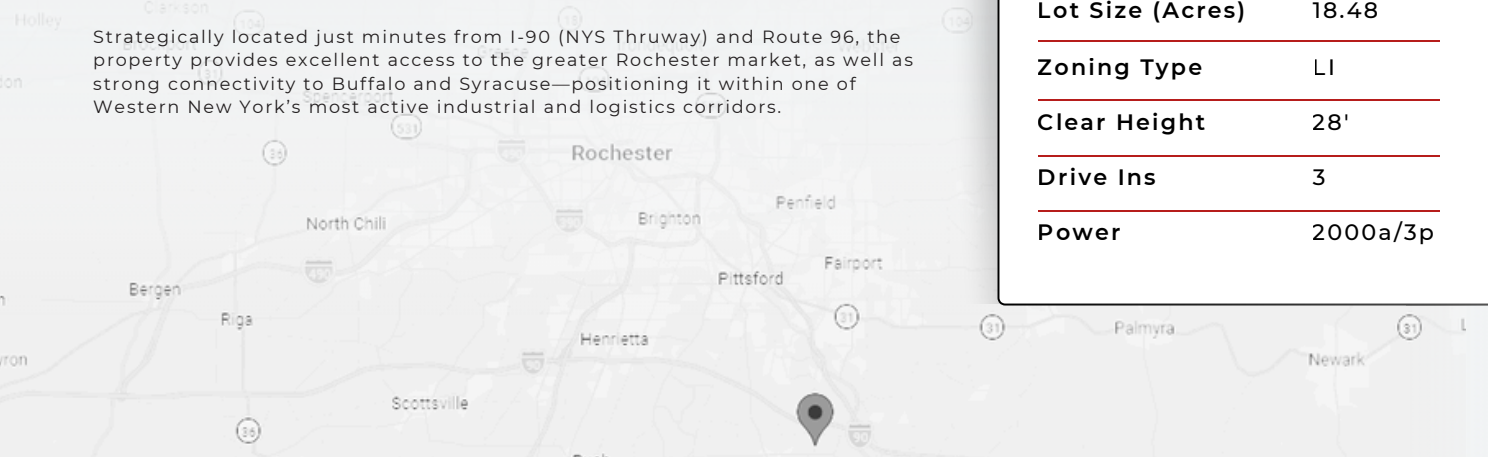
LOCATION OVERVIEW

- About Victor, NY
- Demographics
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EXECUTIVE SUMMARY

735 Wangum Road – Building 4 presents a compelling opportunity to acquire a vacant industrial asset in the highly sought-after Victor submarket. The property consists of a 19,443-square-foot building situated on approximately 18.48 acres, offering a rare combination of functional warehouse space and significant excess land for outdoor storage or future expansion. Originally constructed in 1960, the building features 28' clear heights, three drive-in doors, and robust 2,000-amp, 3-phase power, making it well-suited for a wide range of industrial users.

Strategically located just minutes from I-90 (NYS Thruway) and Route 96, the property provides excellent access to the greater Rochester market, as well as strong connectivity to Buffalo and Syracuse—positioning it within one of Western New York's most active industrial and logistics corridors.



THE OFFERING

Building SF	19,443
Year Built	1960
Lot Size (Acres)	18.48
Zoning Type	LI
Clear Height	28'
Drive Ins	3
Power	2000a/3p

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned in Victor's highly desirable industrial corridor with immediate access to I-90 and Route 96, providing seamless connectivity to Rochester, Buffalo, and Syracuse.



Expansive Space: Situated on 18.48 acres, the property offers substantial excess land ideal for outdoor storage, fleet parking, or future expansion.



Strategic Features: 28' clear height and three drive-in doors allow for efficient operations, accommodating a variety of industrial users and equipment needs.



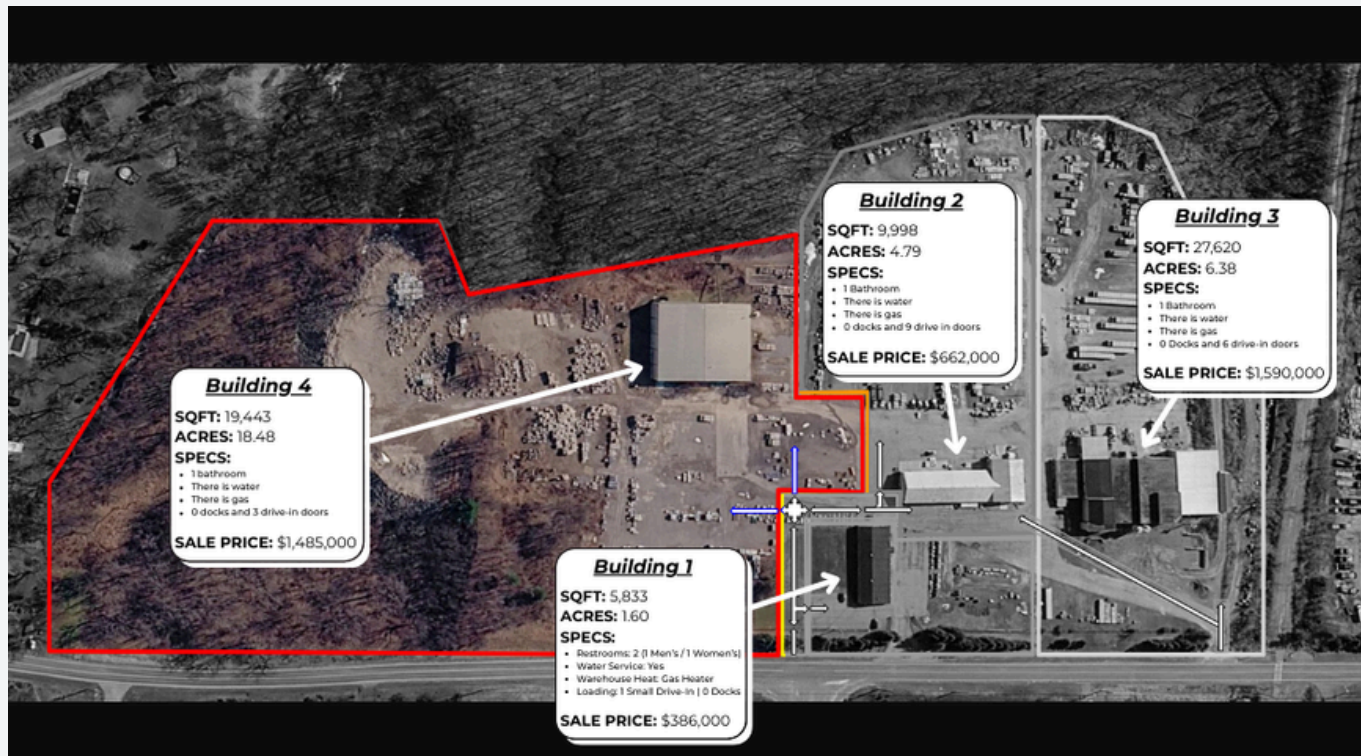
Industrial Infrastructure: Equipped with 2,000-amp, 3-phase power, supporting heavy manufacturing, logistics, and other power-intensive operations.



Zoning Advantage: Light industrial zoning supports a wide range of uses including warehousing, distribution, manufacturing, and outdoor storage—offering flexibility for both users and investors.



SITE PLAN



PHOTOS

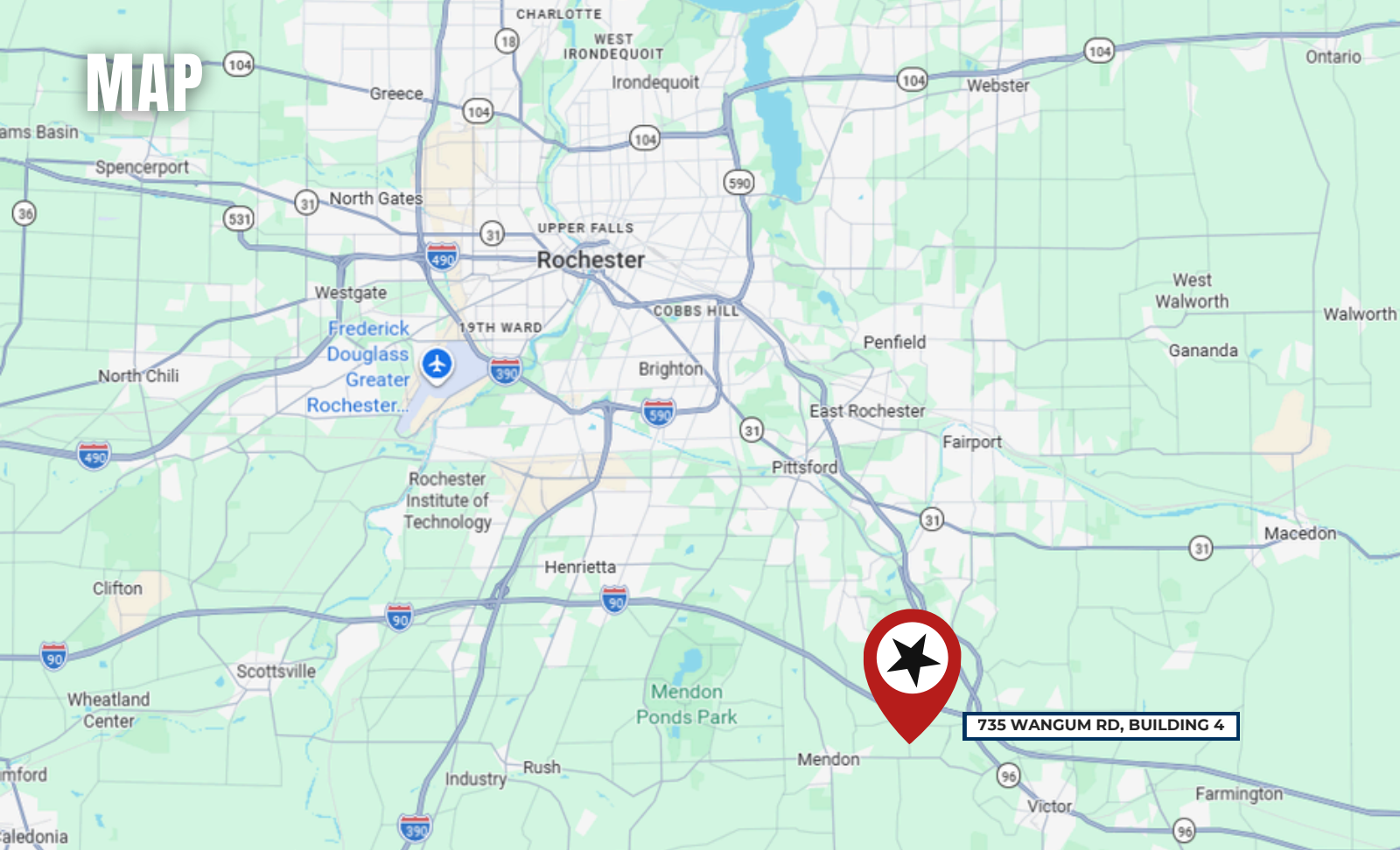


ABOUT VICTOR, NY

Victor, NY is one of the most desirable commercial and industrial submarkets in the Rochester MSA, known for its strong growth, high-income demographics, and strategic location along the I-90 (NYS Thruway) corridor. Positioned just southeast of Rochester, Victor offers excellent regional accessibility to Buffalo, Syracuse, and the broader Northeast, making it ideal for distribution and logistics users. The area is home to Eastview Mall and a dense concentration of national retailers, corporate offices, and light industrial users, driving consistent economic activity and workforce availability. With limited industrial supply, strong tenant demand, and a business-friendly environment, Victor continues to attract investment and development, making it a highly appealing location for commercial and industrial real estate.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	610	10,565	39,479
2024 POPULATION	567	10,466	38,723
2029 PROJECTION	559	10,448	38,518
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	246	4,025	15,361
2024 HOUSEHOLDS	227	3,965	14,995
2029 PROJECTION	224	3,953	14,903
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$164,419	\$174,413	\$156,933

MAP



735 WANGUM RD, BUILDING 4

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