



# 88 CADBURY WAY HOLLEY, NY 14470

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE



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OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,  
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## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

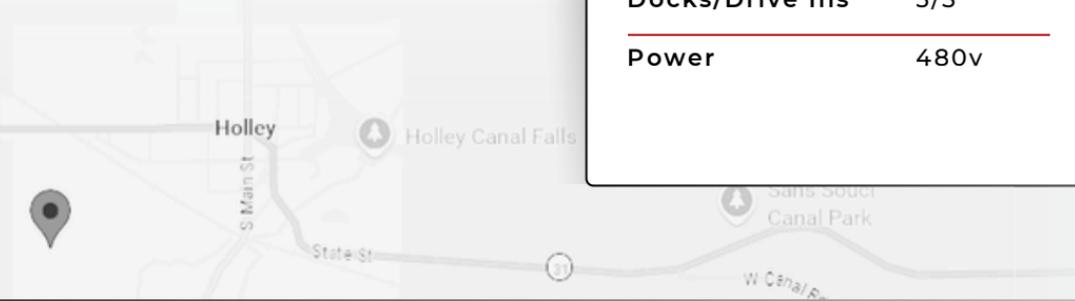
## LOCATION OVERVIEW

About Holley, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

This partially leased cold storage facility at 88 Cadbury Way in Holley, NY offers investors immediate income with significant upside potential. The 72,000-square-foot building, constructed in 2004, features 33'-37' clear heights, five dock doors, and three drive-in doors—ideal for food distribution and temperature-controlled logistics users. The current tenant occupies approximately 5.28 acres of the 22-acre site, leaving substantial excess land available for future leasing, expansion, or outdoor storage.

Strategically located near Route 31 with convenient access to NYS Route 390 and the greater Rochester market, the property provides strong regional connectivity while offering long-term value-add potential through lease-up or additional site development.



## THE OFFERING

<b>Building SF</b>	72,000
<b>Year Built</b>	2004
<b>Lot Size (Acres)</b>	22
<b>Parcel ID</b>	87.11-1-5
<b>Clear Height</b>	33'-37'
<b>Docks/Drive Ins</b>	5/3
<b>Power</b>	480v

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Positioned near Route 31 with quick access to NYS Route 390 and the greater Rochester MSA, providing efficient regional connectivity across Western New York.



**Expansive Space:** Situated on 22 total acres with only ±5.28 acres currently utilized, offering substantial excess land for future lease-up, expansion, IOS use, or additional development.



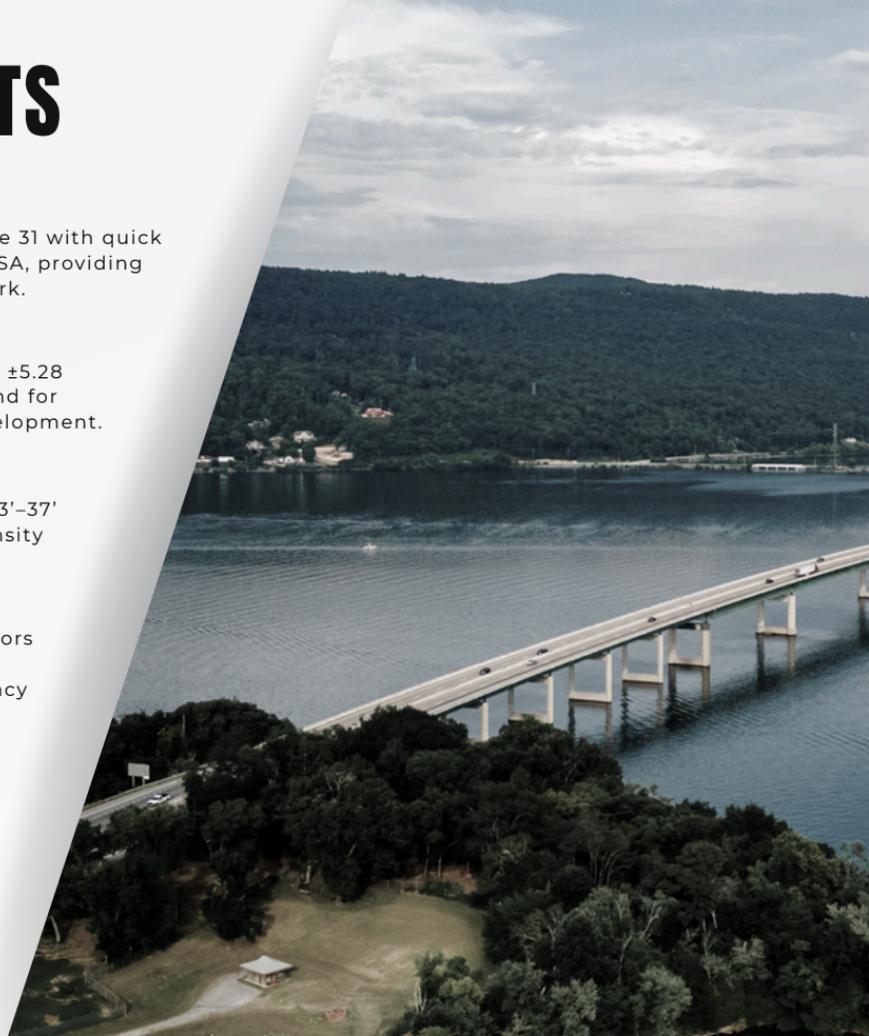
**Strategic Features:** Modern 2004 construction with 33'–37' clear heights, making it highly functional for high-density racking and cold chain logistics operations.



**Industrial Infrastructure:** Equipped with five dock doors and three drive-in doors, supporting efficient loading, distribution flow, and multi-tenant or phased occupancy potential.



**Zoning Advantage:** Flexible industrial zoning supports cold storage, food processing, distribution, and outdoor storage uses, allowing for a broad tenant pool and long-term adaptability.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$540,000	\$541,350	\$557,591	\$574,318	\$591,548	\$609,294
TAX & INS; MANGEMENT FEE	\$101,101	\$103,123	\$105,185	\$107,289	\$109,435	\$111,624
EFFECTIVE GROSS REVENUE	\$641,101	\$641,101	\$662,776	\$681,607	\$700,983	\$720,918
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$75,901	\$77,419	\$78,967	\$80,547	\$82,158	\$83,801
INSURANCE	\$25,200	\$25,704	\$26,218	\$26,742	\$27,277	\$27,823
TOTAL OPERATING EXPENSES	\$101,101	\$103,123	\$105,185	\$107,289	\$109,435	\$111,624
NET OPERATING INCOME	\$540,000	\$541,350	\$557,591	\$574,318	\$591,548	\$609,294

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# RENT ROLL

## 88 CADBURY WAY RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Leahy Orchards Inc	72,000	\$540,000	\$7.50	11/1/2025	10/31/2031
TOTAL		72,000	\$540,000			



# TENANT SUMMARY

## ***Leahy Orchards Inc.***

Leahy Orchards Inc. is a Quebec-based, family-owned fruit processing company specializing in applesauce, fruit purees, and private label products. Founded in the late 1970s, the company produces its Applesnax brand and supplies retailers and food manufacturers across North America with high-quality, natural fruit products.



## **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	11/01/2025
<b>Lease Expiration</b>	10/31/2031
<b>Base Term Remaining</b>	6 years
<b>Rental Increase</b>	3% annually
<b>Tenant Purchase Rights</b>	ROFR

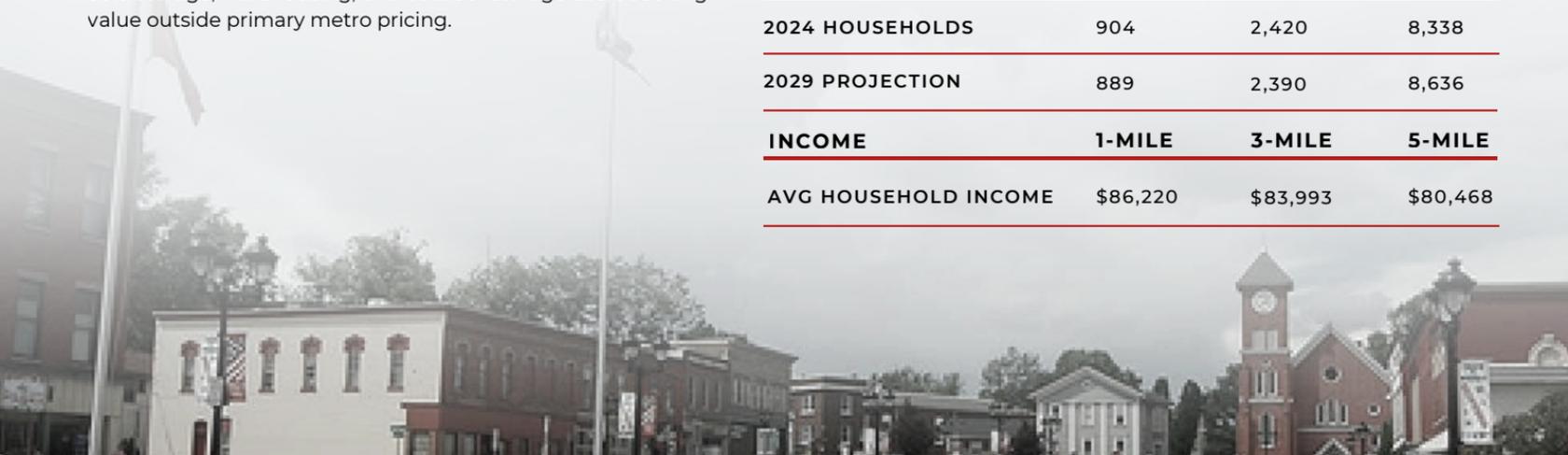
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# ABOUT HOLLEY, NY

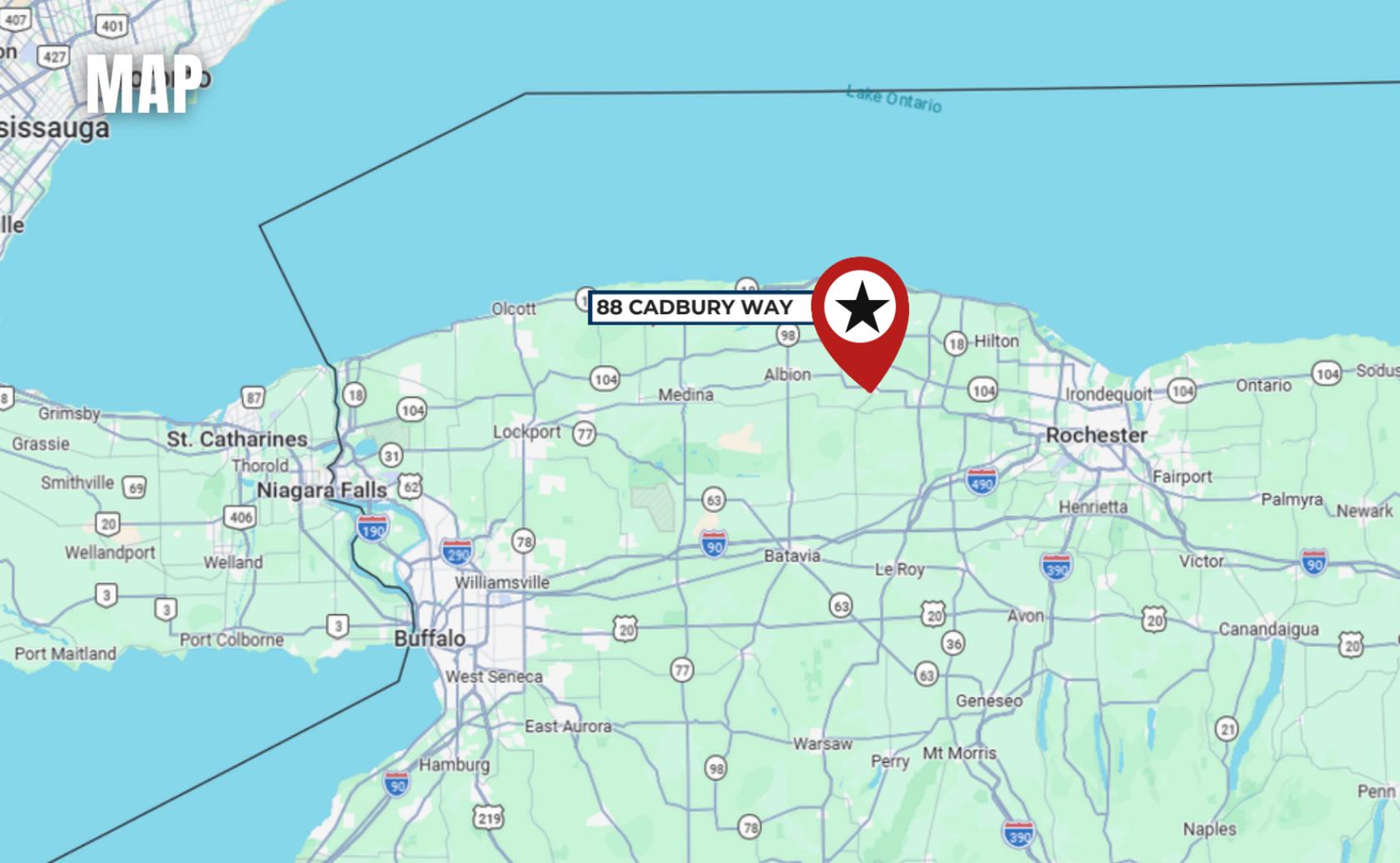
Holley, NY is a strategically positioned village in Orleans County, approximately 20 miles northwest of Rochester, placing it within the greater Rochester industrial and labor market. Located along NY-31 with convenient access to regional highway networks, Holley offers strong connectivity for distribution and logistics users.

The area is appealing for commercial and industrial real estate due to its affordable land and building costs, established industrial presence, and proximity to Western New York's key transportation corridors—making it ideal for manufacturing, cold storage, warehousing, and outdoor storage users seeking value outside primary metro pricing.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	2,150	5,827	17,940
<b>2024 POPULATION</b>	2,048	5,650	21,207
<b>2029 PROJECTION</b>	2,014	5,584	21,874
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	949	2,498	6,890
<b>2024 HOUSEHOLDS</b>	904	2,420	8,338
<b>2029 PROJECTION</b>	889	2,390	8,636
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$86,220	\$83,993	\$80,468



MAP



88 CADBURY WAY

# 88 CADBURY WAY | HOLLEY, NY 14470

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