



6800 W HENRIETTA RD RUSH, NY 14543

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED



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OFFERING MEMORANDUM

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EXCLUSIVELY PRESENTED BY



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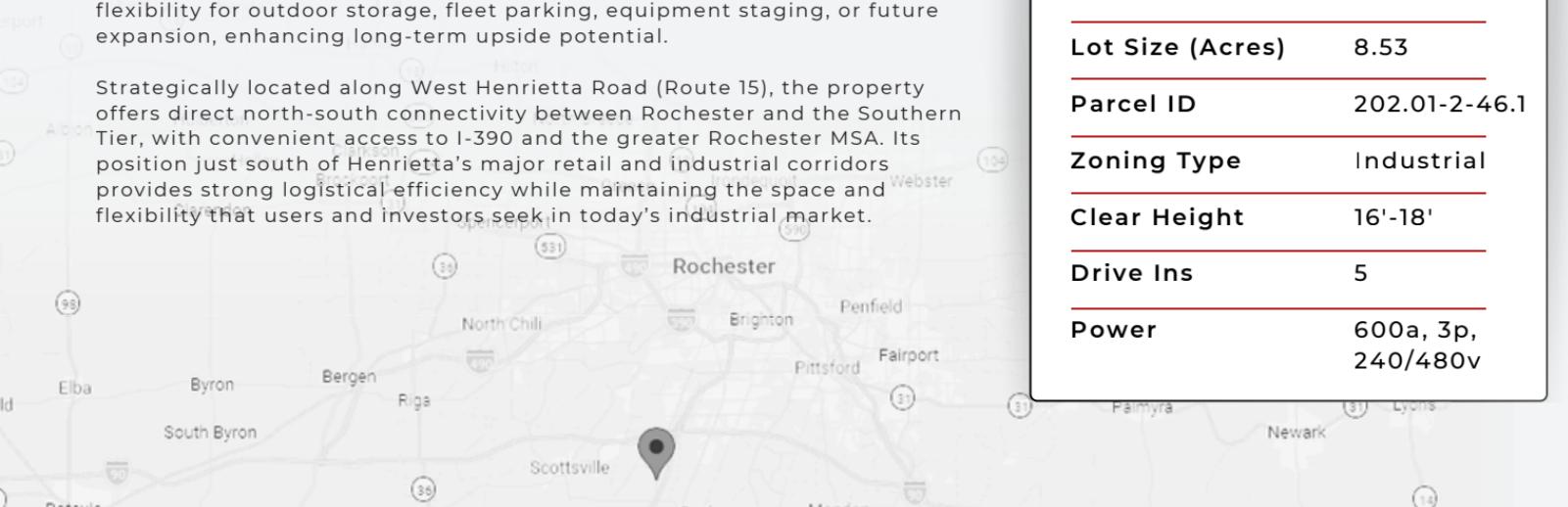
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EXECUTIVE SUMMARY

6800 W Henrietta Road in Rush, NY presents a fully leased, income-producing industrial investment totaling 24,283 square feet on an expansive 8.53-acre parcel. Built in 1989, the property offers functional 16'-18' clear heights, five drive-in doors, and 600-amp, 3-phase/4-wire 240/480-volt power—supporting a wide range of manufacturing, contractor, and service-oriented industrial users. The substantial acreage provides valuable flexibility for outdoor storage, fleet parking, equipment staging, or future expansion, enhancing long-term upside potential.

Strategically located along West Henrietta Road (Route 15), the property offers direct north-south connectivity between Rochester and the Southern Tier, with convenient access to I-390 and the greater Rochester MSA. Its position just south of Henrietta's major retail and industrial corridors provides strong logistical efficiency while maintaining the space and flexibility that users and investors seek in today's industrial market.



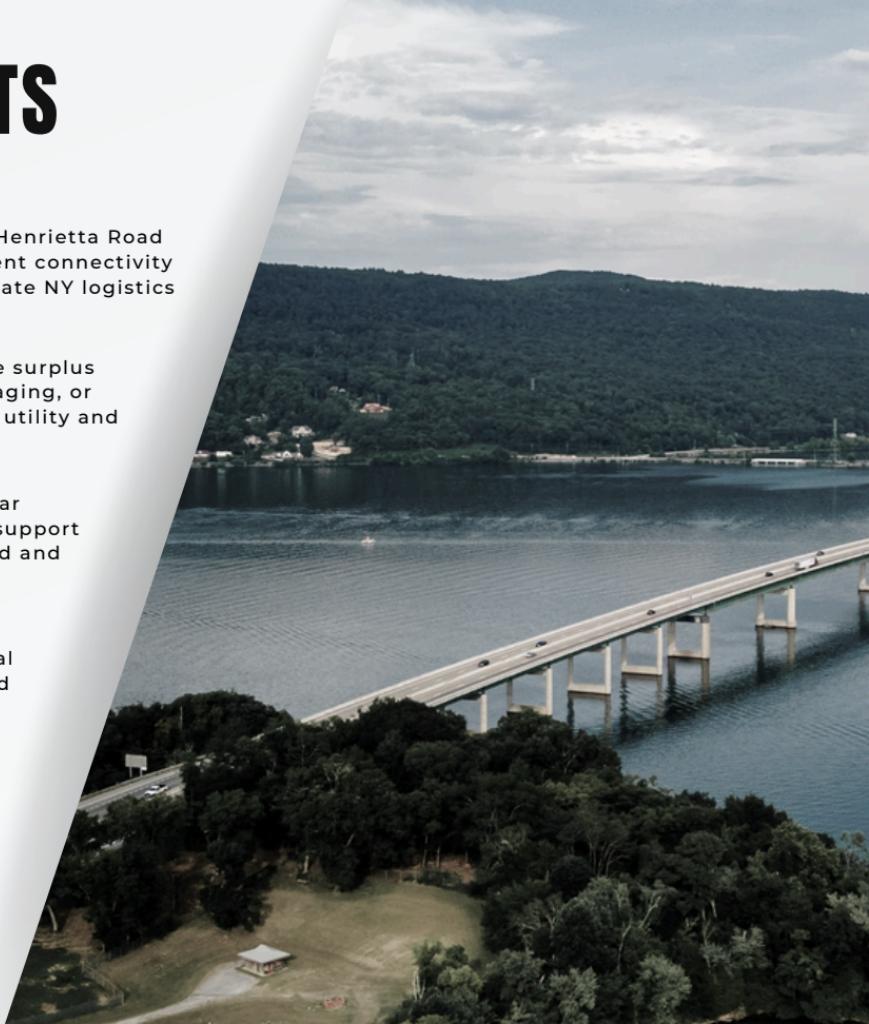
THE OFFERING

Building SF	24,283
Year Built	1989
Lot Size (Acres)	8.53
Parcel ID	202.01-2-46.1
Zoning Type	Industrial
Clear Height	16'-18'
Drive Ins	5
Power	600a, 3p, 240/480v

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INVESTMENT HIGHLIGHTS

- Prime Location & Accessibility:** Positioned along W. Henrietta Road (Route 15) with quick access to I-390, providing efficient connectivity to Rochester, the Southern Tier, and the broader Upstate NY logistics corridor.
- Expansive Space:** Situated on 8.53 acres, offering rare surplus land for outdoor storage, fleet parking, equipment staging, or future building expansion—creating both operational utility and redevelopment upside.
- Strategic Features:** Five drive-in doors and 16'-18' clear heights allow for flexible loading configurations and support a variety of industrial users, increasing tenant demand and retention potential.
- Industrial Infrastructure:** Equipped with 600-amp, 3-phase/4-wire 240/480V power, delivering the electrical capacity necessary for manufacturing, fabrication, and heavy equipment operations.
- Zoning Advantage:** Flexible industrial zoning supports a wide range of warehouse, manufacturing, contractor, and outdoor storage uses—enhancing long-term adaptability and protecting future exit value.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$173,560	\$198,317	\$204,266	\$210,610	\$216,706	\$223,207
TAX & INS; MANGEMENT FEE	\$50,462	\$51,472	\$52,501	\$53,551	\$54,662	\$55,715
EFFECTIVE GROSS REVENUE	\$224,022	\$249,788	\$256,767	\$264,161	\$271,328	\$278,922
OPERATING EXPENSES						
PROPERTY TAX	\$42,342	\$43,189	\$44,053	\$44,934	\$45,833	\$46,749
INSURANCE	\$8,120	\$8,282	\$8,448	\$8,617	\$8,789	\$8,965
TOTAL OPERATING EXPENSES	\$50,462	\$51,472	\$52,501	\$53,551	\$54,622	\$55,715
NET OPERATING INCOME	\$173,560	\$198,317	\$204,266	\$210,610	\$216,706	\$223,207

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RENT ROLL

6800 W HENRIETTA RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	EQE LLC (Alliance Fleet)	8,402	\$62,381	\$7.42	06/01/2023	06/30/2026
Space 2	Core & Main	15,881	\$111,179	\$7.00	04/05/2021	06/04/2031
TOTAL		24,283	\$173,560			



TENANT SUMMARY

Core & Main LP



Core & Main's Rochester branch supplies water, sewer, storm drainage, and fire protection materials to municipalities and contractors throughout the Greater Rochester area. As part of a leading national distributor, the location provides essential infrastructure products backed by strong inventory depth and industry expertise.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	04/05/2021
Lease Expiration	06/04/2026
Base Term Remaining	5 months
Rental Increase	3% annually

Alliance Fleet

EQE LLC

EQE (Alliance Fleet) is a Rochester, NY-based national fleet upfitting provider serving contractors and large fleets across the U.S. With 20,000+ SF production facilities at each location and storage for over 2,600 vehicles, the company delivers high-quality installations backed by strong workmanship and customer commitment.

LEASE OVERVIEW

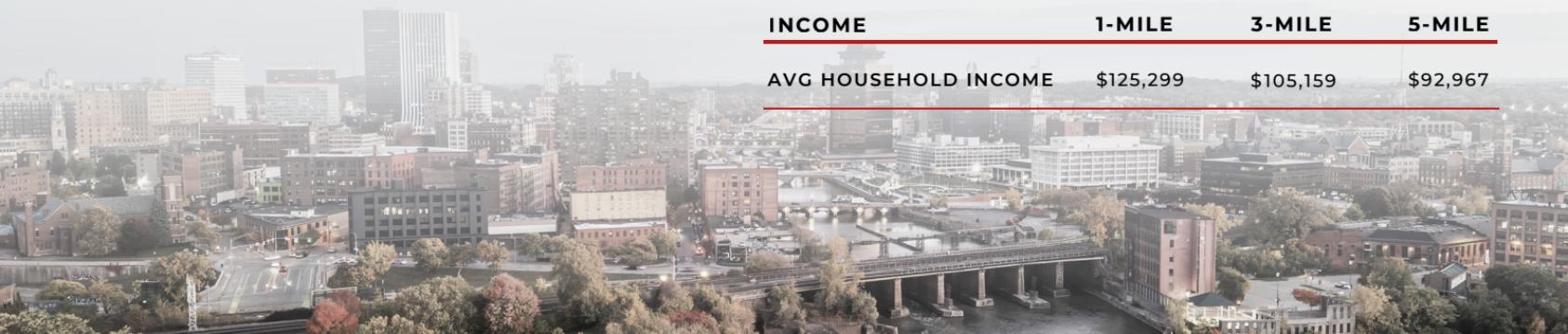
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ABOUT RUSH, NY

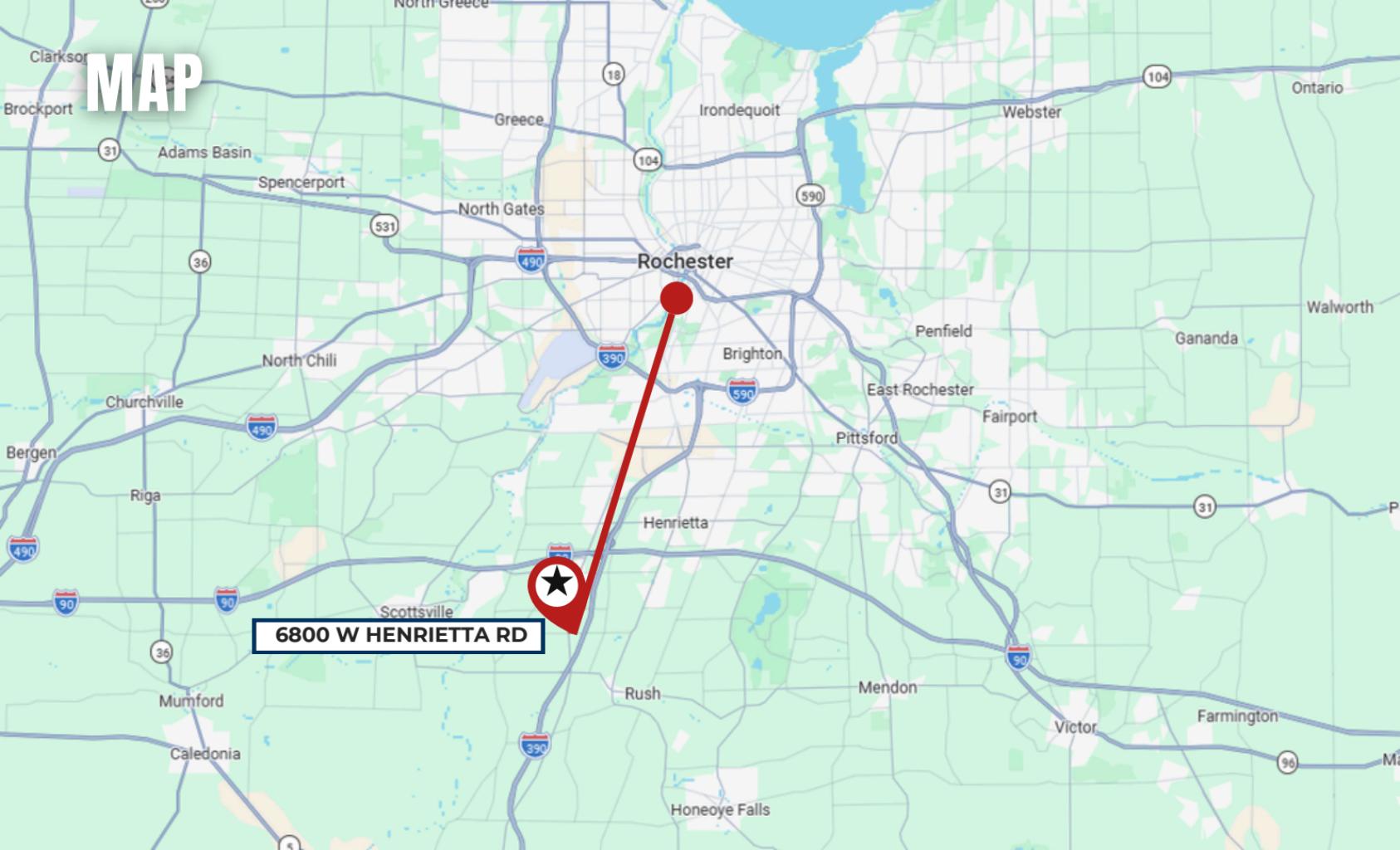
Rush, NY is a strategically positioned town in southern Monroe County, offering a balance of accessibility, space, and cost efficiency for commercial and industrial users. Located along West Henrietta Road (Route 15) with immediate access to Interstate 390, Rush provides seamless connectivity to Rochester, the I-90/NYS Thruway corridor, and broader Upstate New York markets.

The area is appealing for industrial real estate due to its availability of larger land parcels, lower property costs and taxes compared to denser Rochester submarkets, and zoning that supports manufacturing, warehousing, contractor yards, and outdoor storage. Businesses benefit from proximity to the Greater Rochester workforce while maintaining the flexibility and scalability that modern industrial users require.



POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,676	16,900	47,117
2024 POPULATION	1,539	16,827	47,275
2029 PROJECTION	1,494	16,617	46,789
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	628	6,543	16,570
2024 HOUSEHOLDS	577	6,519	16,678
2029 PROJECTION	560	6,434	16,496
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$125,299	\$105,159	\$92,967

MAP



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