



6 TREADEASY AVE BATAVIA, NY 14020

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Ryan Jenkins
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OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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PROPERTY OVERVIEW

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LOCATION OVERVIEW

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EXECUTIVE SUMMARY

6 Treadeasy Avenue in Batavia, NY presents a compelling fully leased industrial investment opportunity offering stable, in-place cash flow within Western New York's established manufacturing corridor. The property totals 27,250 square feet on an expansive 5.4-acre parcel and was originally built in 1977, with significant renovations completed in 2025, enhancing both functionality and long-term durability. The building features a 15-foot clear height, two dock-high doors, one drive-in door, and robust 3-phase, 600-volt, 1,200-amp power—supporting a wide range of light manufacturing, warehousing, and service-oriented operations.

Strategically located within the Batavia Industrial Park, the property offers immediate access to Route 33 and is just minutes from I-90 (NYS Thruway), positioned almost equidistant between Rochester and Buffalo. This prime location provides efficient east-west connectivity across Upstate New York, access to a strong regional labor pool, and proximity to key logistics routes, reinforcing the asset's long-term tenant appeal and investment stability.



THE OFFERING

| | |
|-------------------------|-------------------------|
| Building SF | 27,250 |
| Year Built/Reno | 1977/2025 |
| Lot Size (Acres) | 5.4 |
| Parcel ID | 84.13-1-41 |
| Zoning Type | LI |
| Clear Height | 15' |
| Docks/Drive Ins | 2/1 |
| Power | Heavy 1,200a/600v 3p |

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned just minutes from I-90 (NYS Thruway) and Route 33, the asset offers seamless east-west connectivity between Rochester and Buffalo, placing it within a highly accessible regional logistics corridor.



Expansive Space: The 5.4-acre parcel provides ample room for parking, outdoor storage, fleet staging, or potential future expansion—an increasingly scarce feature for infill industrial assets.



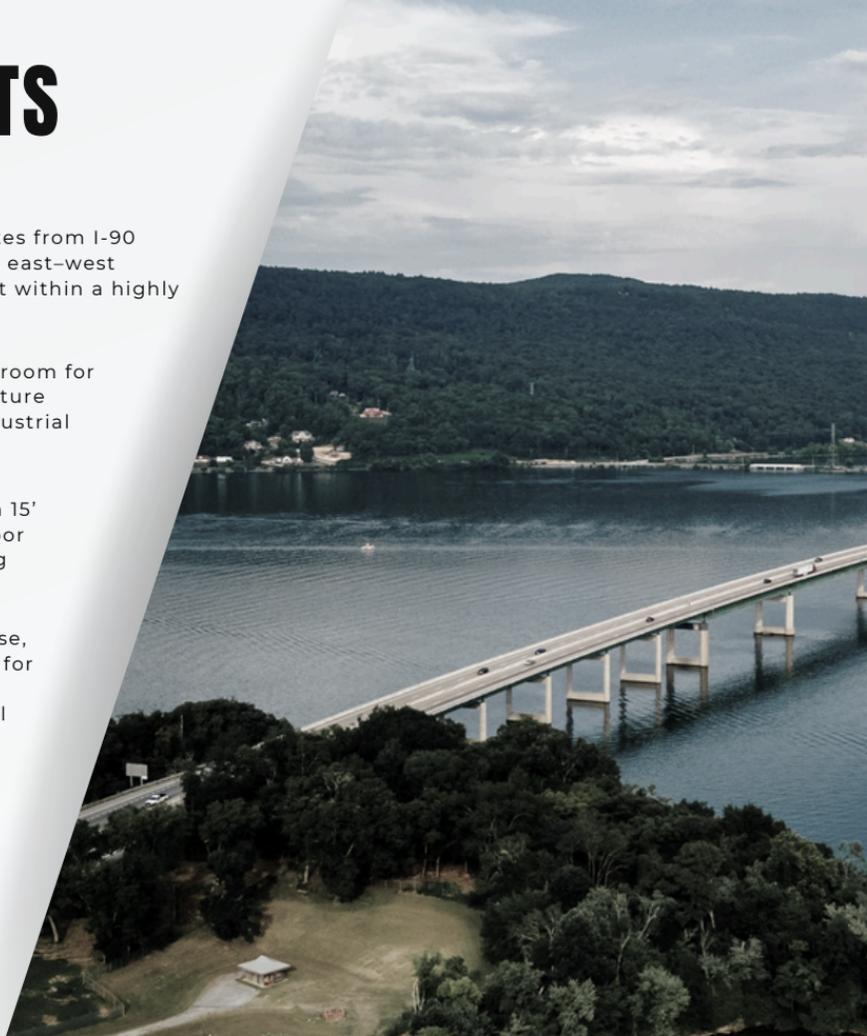
Strategic Features: A functional 27,250 SF layout with 15' clear height, two dock-high doors, and one drive-in door supports a wide range of operational users, reinforcing tenant retention and long-term versatility.



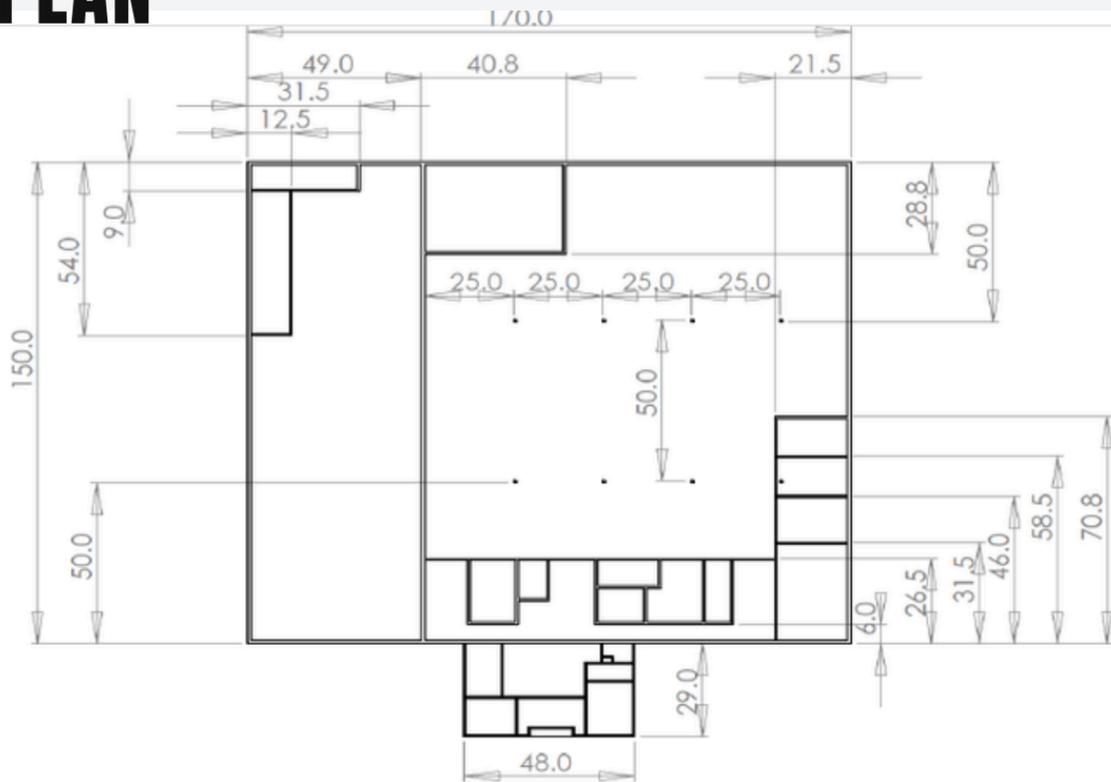
Industrial Infrastructure: Equipped with heavy 3-phase, 600-volt, 1,200-amp power, the property is well-suited for light manufacturing and high-demand industrial operations, offering infrastructure that exceeds typical small-to-mid bay industrial standards.



Zoning Advantage: Located within Batavia's established industrial park corridor, the property benefits from business-friendly industrial zoning that supports manufacturing, warehousing, distribution, and contractor-oriented uses—enhancing long-term tenant flexibility and reducing entitlement risk.



FLOOR PLAN



FINANCIAL SUMMARY

| | In Place | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| GROSS REVENUE | | | | | | |
| BASE RENTAL REVENUE | \$251,457 | \$254,231 | \$261,858 | \$269,714 | \$277,805 | \$286,139 |
| TAX & INS; MANGEMENT FEE | \$22,855 | \$23,312 | \$23,778 | \$24,254 | \$24,739 | \$25,234 |
| EFFECTIVE GROSS REVENUE | \$274,312 | \$277,543 | \$285,636 | \$293,968 | \$302,544 | \$311,373 |
| OPERATING EXPENSES | | | | | | |
| PROPERTY TAX | \$17,266 | \$17,611 | \$17,963 | \$18,323 | \$18,689 | \$19,063 |
| INSURANCE | \$5,589 | \$5,701 | \$5,815 | \$5,931 | \$6,050 | \$6,171 |
| TOTAL OPERATING EXPENSES | \$22,855 | \$23,312 | \$23,778 | \$24,254 | \$24,739 | \$25,234 |
| NET OPERATING INCOME | \$251,457 | \$254,231 | \$261,858 | \$269,714 | \$277,805 | \$286,139 |

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RENT ROLL

6 TREADEASY AVE RENT ROLL

| UNIT | TENANT NAME | SQFT | Annual Rent | Annual Rent/SQFT | Lease From | Lease To |
|---------|-----------------------------|--------|-------------|------------------|------------|------------|
| Space 1 | Utility Partners of America | 20,000 | \$221,940 | \$11.10 | 07/01/2025 | 06/30/2027 |
| Space 2 | J&L Ice Service Inc | 7,250 | \$29,517 | \$4.07 | 01/01/2019 | 12/31/2028 |
| TOTAL | | 27,250 | \$251,457 | | | |



TENANT SUMMARY

Utility Partners of America, LLC

Utility Partners of America, LLC (UPA) is a national utility infrastructure contractor founded in 1997 and headquartered in Greer, South Carolina. The company provides electric, gas, and water utility services—including meter programs, line construction, inspections, and infrastructure upgrades—for utilities across the United States.

LEASE OVERVIEW

| | |
|----------------------------|-------------|
| Lease Type | Triple Net |
| Lease Commencement | 07/01/2025 |
| Lease Expiration | 06/30/2027 |
| Base Term Remaining | 1 year |
| Rental Increase | 3% annually |



J and L Ice Services Inc.

J & L Ice Service Inc. is a Batavia, NY-based transportation company specializing in regional freight and cold food hauling. Operating a small fleet of trucks, the company provides reliable intrastate logistics services supporting local and statewide supply chains.

LEASE OVERVIEW

| | |
|-------------------------------|---------------|
| Lease Type | Double Net |
| Lease Commencement | 01/01/2019 |
| Lease Expiration | 12/31/2028 |
| Base Term Remaining | 3 years |
| Rental Increase | Rent Schedule |
| Tenant Purchase Rights | ROFR |

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ABOUT BATAVIA, NY

Batavia, NY is strategically located between Rochester and Buffalo along the I-90 (NYS Thruway), providing strong east-west connectivity across Western New York. Its established industrial parks, affordable land pricing, and business-friendly environment make it attractive for manufacturing, warehousing, and distribution users. With access to a regional labor pool and key transportation corridors, Batavia offers a cost-effective alternative to larger metro markets while maintaining solid logistics advantages.

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|---------------|---------------|---------------|
| 2020 CENSUS | 3,826 | 18,472 | 23,788 |
| 2024 POPULATION | 3,773 | 17,601 | 23,010 |
| 2029 PROJECTION | 3,715 | 17,210 | 22,570 |
| HOUSEHOLD | 1-MILE | 3-MILE | 5-MILE |
| 2020 CENSUS | 1,672 | 8,078 | 10,230 |
| 2024 HOUSEHOLDS | 1,654 | 7,700 | 9,903 |
| 2029 PROJECTION | 1,630 | 7,528 | 9,712 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| AVG HOUSEHOLD INCOME | \$64,074 | \$70,554 | \$73,775 |

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