



# 305 TREMONT ST ROCHESTER, NY 14608

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

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OFFERING MEMORANDUM



# EXCLUSIVELY *PRESENTED BY*



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## Ironhorn Enterprises

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 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

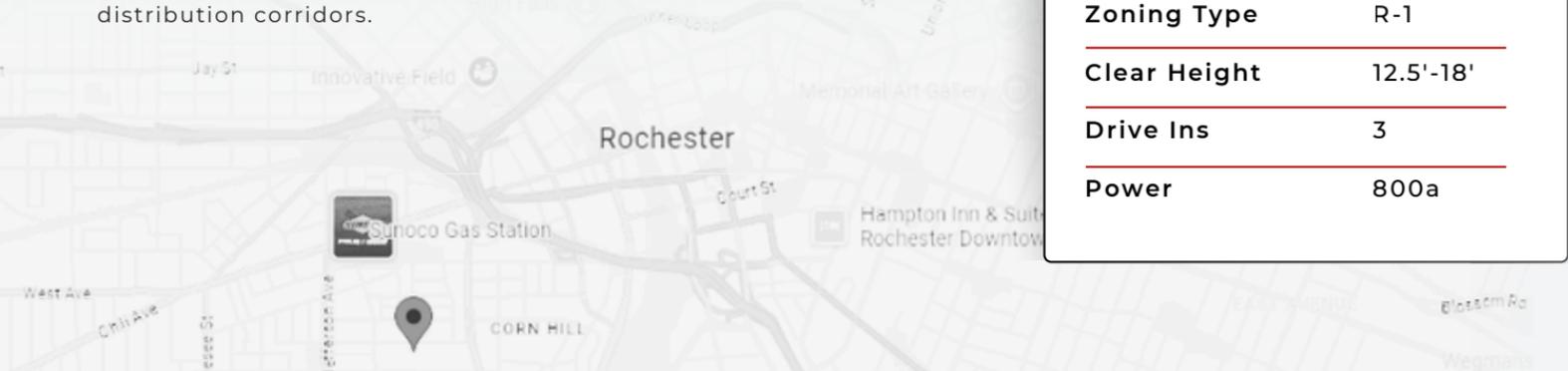
## LOCATION OVERVIEW

About Rochester, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

305 Tremont Street offers a fully leased industrial investment totaling 13,194 square feet across three buildings on a 0.69-acre site. The property features 12.5'-18' clear heights, three drive-in doors, and 800-amp power, supporting a range of light industrial and contractor uses. With stable in-place cash flow and functional layouts, the asset provides a reliable infill investment opportunity.

Located just west of downtown Rochester, the property sits minutes from Lyell Avenue (Route 31) with immediate access to I-490 and quick connections to I-390 and Route 104—placing it within a short drive of Greater Rochester International Airport and the region's primary distribution corridors.



## THE OFFERING

<b>Building SF</b>	13,194 SF
<b>Year Built/Reno</b>	1930/2000
<b>Lot Size (Acres)</b>	.69
<b>Parcel ID</b>	121.45-1-63.002
<b>Zoning Type</b>	R-1
<b>Clear Height</b>	12.5'-18'
<b>Drive Ins</b>	3
<b>Power</b>	800a

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Located just west of downtown Rochester with quick access to I-490, I-390, Route 104, and Lyell Avenue, providing strong local and regional connectivity.



**Expansive Space:** 13,194 SF spread across three buildings on 0.69 acres allows for efficient operations, flexible layouts, and potential multi-tenant configurations.



**Strategic Features:** Multiple structures with 12.5'–18' clear heights and three drive-in doors support diverse operational needs, including last-mile distribution and contractor users.



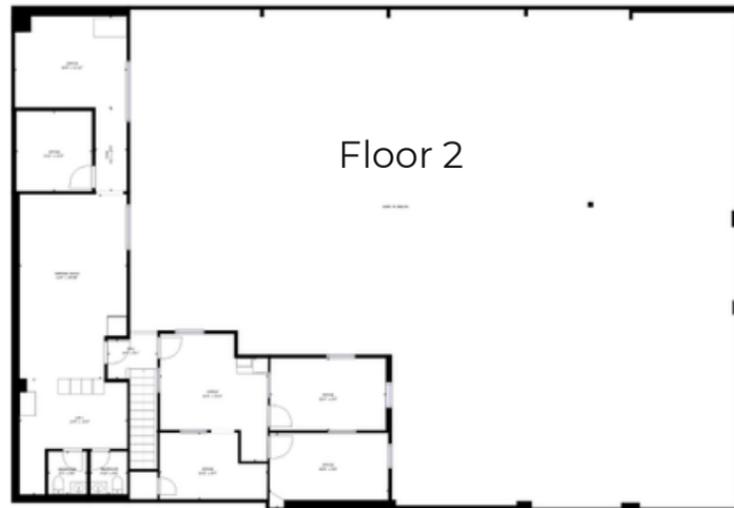
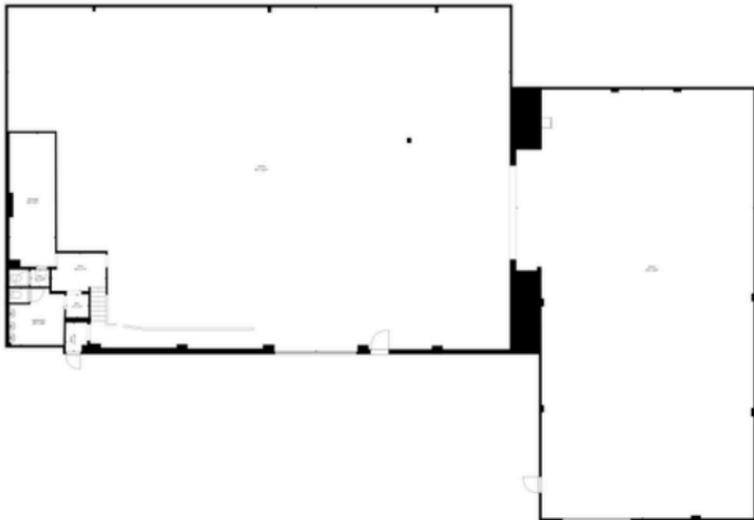
**Industrial Infrastructure:** Equipped with 800-amp power, the property is well-positioned to support power-intensive industrial, fabrication, and service-oriented operations.



**Zoning Advantage:** Industrial zoning supports a wide range of light industrial, service, contractor, and flex uses, enhancing tenant flexibility and long-term exit optionality.



# FLOOR PLAN



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>POTENTIAL GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$87,211	\$88,811	\$91,475	\$94,219	\$97,046	\$99,957
SCHEDULED BASE RENTAL REVENUE	\$87,211	\$88,811	\$91,475	\$94,219	\$97,046	\$99,957
TAX & INS; MANGEMENT FEE	\$20,319	\$20,725	\$21,140	\$21,562	\$21,994	\$22,434
EFFECTIVE GROSS REVENUE	\$107,530	\$109,536	\$112,614	\$115,781	\$119,039	\$122,391
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$15,701	\$16,015	\$16,335	\$16,662	\$16,995	\$17,335
INSURANCE	\$4,618	\$4,710	\$4,804	\$4,901	\$4,999	\$5,099
TOTAL OPERATING EXPENSES	\$20,319	\$20,725	\$21,140	\$21,562	\$21,994	\$22,434
NET OPERATING INCOME	\$87,211	\$88,811	\$91,475	\$94,219	\$97,046	\$99,957

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# RENT ROLL

## 305 TREMONT RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Veoride, Inc.	4,644	\$38,192	\$8.22	5/1/2023	5/1/2028
Space 2	Aftermath Services	4,500	\$26,735	\$5.94	8/1/2023	6/31/2026
Space 3	R Community Bikes Inc	4,050	\$22,284	\$5.50	4/1/2025	3/31/2028
<b>TOTAL</b>		<b>13,194</b>	<b>\$87,211</b>			



# TENANT SUMMARY

## Veoride, Inc.



Veoride is on a mission to end car dependency by making clean transportation accessible to all. We have provided millions of shared bike and scooter rides in 50+ cities and universities across North America – and we're just getting started.

### LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	05/01/2023
Lease Expiration	05/01/2028
Base Term Remaining	3 years
Rental Increase	+3% Annually

## Aftermath Services



Aftermath Services is the premier provider of crime scene, trauma and biohazard remediation. For over 25 years, we have provided professional and compassionate services to more than 30,000 families, communities, and businesses after traumatic events.

### LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	08/01/2023
Lease Expiration	06/31/2026
Base Term Remaining	1 years
Rental Increase	+3% Annually

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# TENANT SUMMARY

## ***R Community Bikes, INC.***

Veo is on a mission to end car dependency by making clean transportation accessible to all. We have provided millions of shared bike and scooter rides in 50+ cities and universities across North America – and we're just getting started.



## **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	04/01/2025
<b>Lease Expiration</b>	03/31/2028
<b>Base Term Remaining</b>	3 years
<b>Rental Increase</b>	+3% Annually
<b>Options</b>	T shall have the option to extend for one (1) period of three (3) years with continued 3% annual increases.

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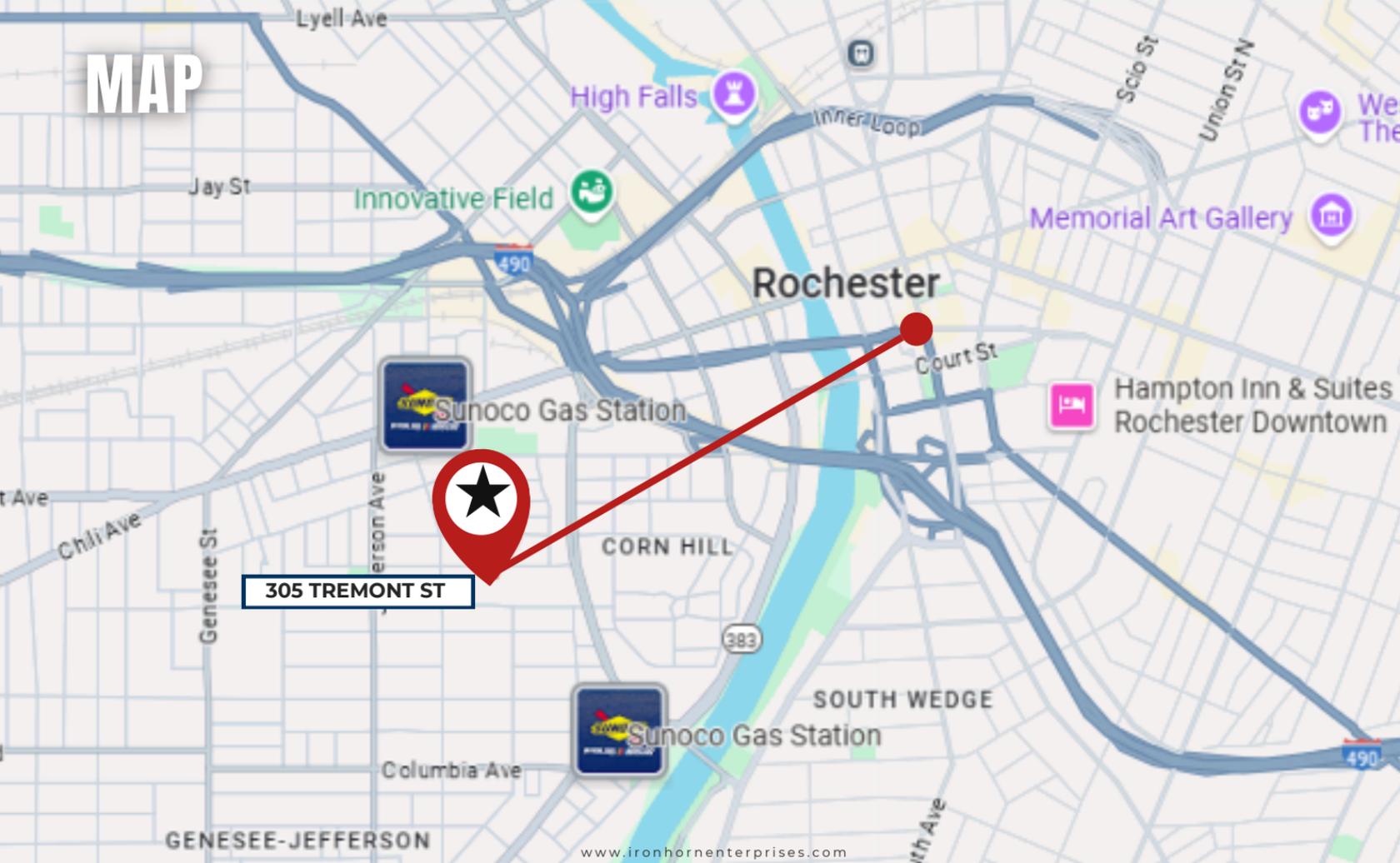
# ABOUT ROCHESTER, NY

Rochester, NY is a well-established industrial and logistics market anchored by a diverse economic base, a skilled workforce, and strong transportation infrastructure. The city benefits from direct access to I-490, I-390, Route 104, and the New York State Thruway (I-90), enabling efficient regional distribution across Upstate New York, the Northeast, and into Canada. Its central location between Buffalo and Syracuse positions Rochester as a cost-effective alternative to larger metro markets while maintaining excellent connectivity.

Rochester's industrial inventory is supported by longstanding manufacturing, technology, healthcare, and service-sector employers, creating durable tenant demand for functional warehouse and flex space. The market's infill industrial corridors near downtown are particularly attractive for last-mile distribution, contractor operations, and service users seeking proximity to labor, suppliers, and end users. Combined with competitive operating costs, favorable zoning, and steady absorption, Rochester continues to offer a stable, investment-friendly environment for industrial users and investors alike.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	23,171	154,736	297,012
<b>2024 POPULATION</b>	23,462	157,375	301,658
<b>2020 CENSUS</b>	23,552	161,529	307,682
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	9,939	67,806	128,552
<b>2024 HOUSEHOLDS</b>	10,069	68,960	130,612
<b>2020 CENSUS</b>	10,112	70,590	133,033
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	53,873	60,195	69,865

# MAP



305 TREMONT ST

# 305 TREMONT ST | ROCHESTER, NY 14608

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## CONFIDENTIALITY AGREEMENT & DISCLAIMER

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