



**735 WANGUM RD
VICTOR, NY 14453**

INDUSTRIAL PROPERTY
OWNER USER




OFFERING MEMORANDUM


EXCLUSIVELY *PRESENTED BY*



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PROPERTY OVERVIEW

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LOCATION OVERVIEW

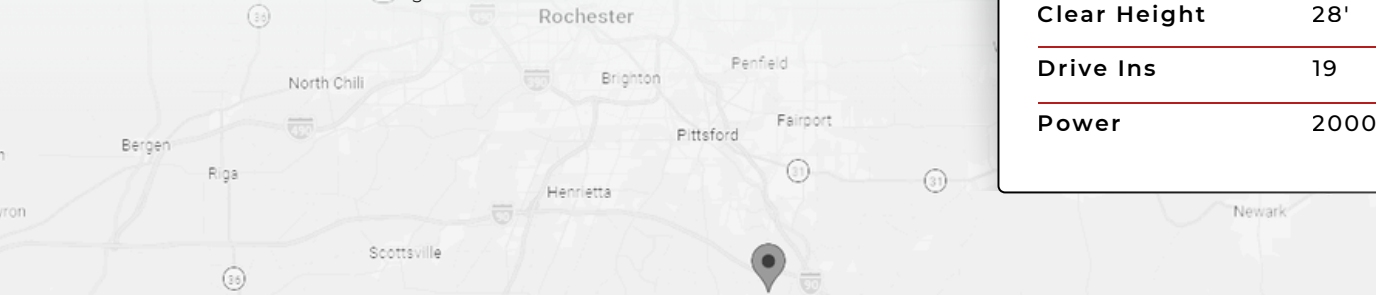
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EXECUTIVE SUMMARY

735 Wangum Road in Victor, NY presents a rare opportunity to acquire a sizable, vacant industrial asset with immediate usability and long-term upside. The property consists of four buildings totaling approximately 62,894 square feet, situated on an expansive 81.08-acre parcel, with 31.25 developed. Originally constructed in 1960, the site features functional industrial specifications including 28' clear heights, 19 drive-in doors, and 2,000-amp, 3-phase power—well-suited for a range of warehousing, manufacturing, or industrial outdoor storage users. The large site area offers significant flexibility for outdoor storage, fleet parking, or future expansion.

Strategically located just minutes from I-90 (NYS Thruway) via Exit 45, the property provides exceptional regional connectivity to Rochester, Buffalo, and Syracuse, while also benefiting from proximity to the highly active Victor/Pittsford submarket—one of the Rochester region's strongest corridors for industrial and commercial growth.



THE OFFERING

Total SF	62,894
Year Built	1960
Lot Size (Acres)	81.08
Buildings	4
Zoning Type	LI
Clear Height	28'
Drive Ins	19
Power	2000a/3p

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Direct access to I-90 (Exit 45) in Victor—one of Rochester's most active industrial corridors.



Expansive Space: Large 81.08-acre parcel with 31.25 developed provides scalable outdoor storage and expansion opportunity.



Strategic Features: Four-building configuration and vacant status enable immediate lease-up or repositioning.



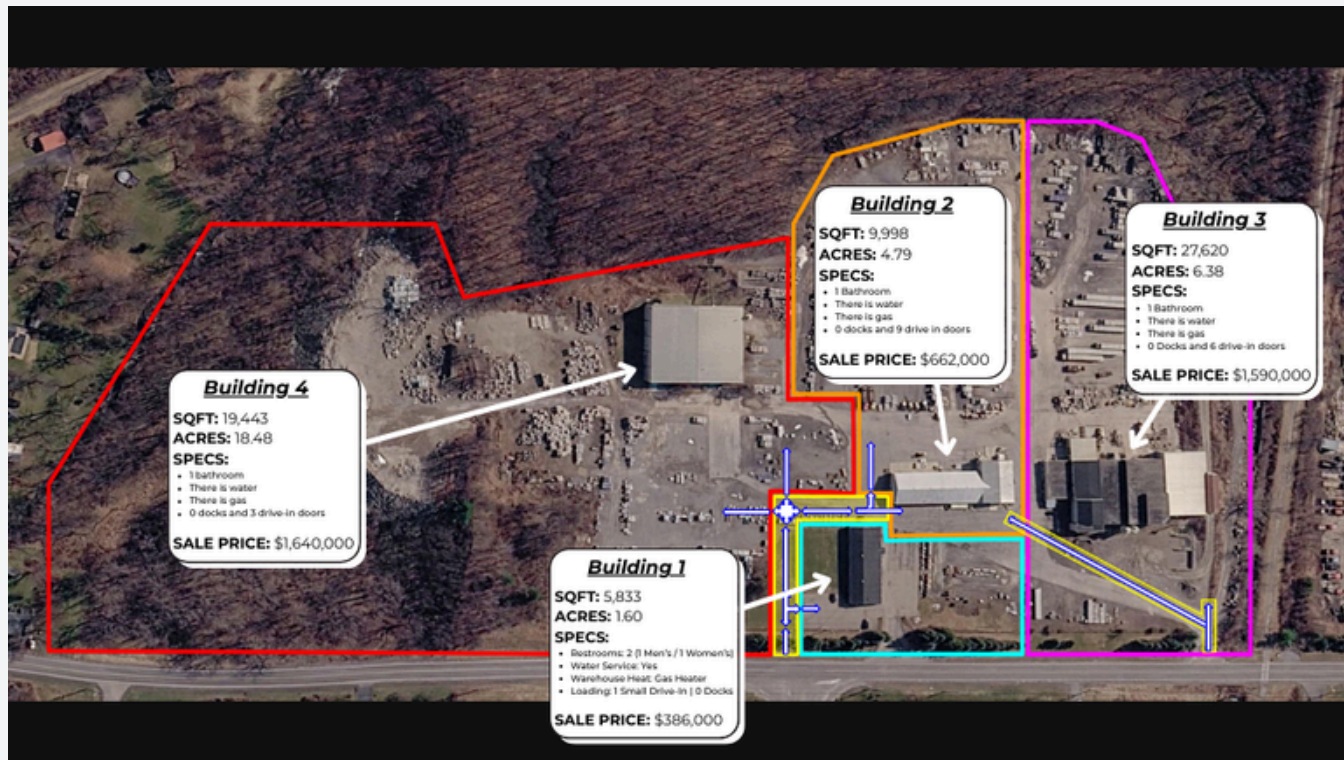
Industrial Infrastructure: 28' clear heights, 19 drive-ins, and 2,000A/3-phase power support heavy and flexible operations.



Zoning Advantage: Industrial zoning allows for a wide range of uses with strong IOS and redevelopment potential.



SITE PLAN



PHOTOS



PHOTOS

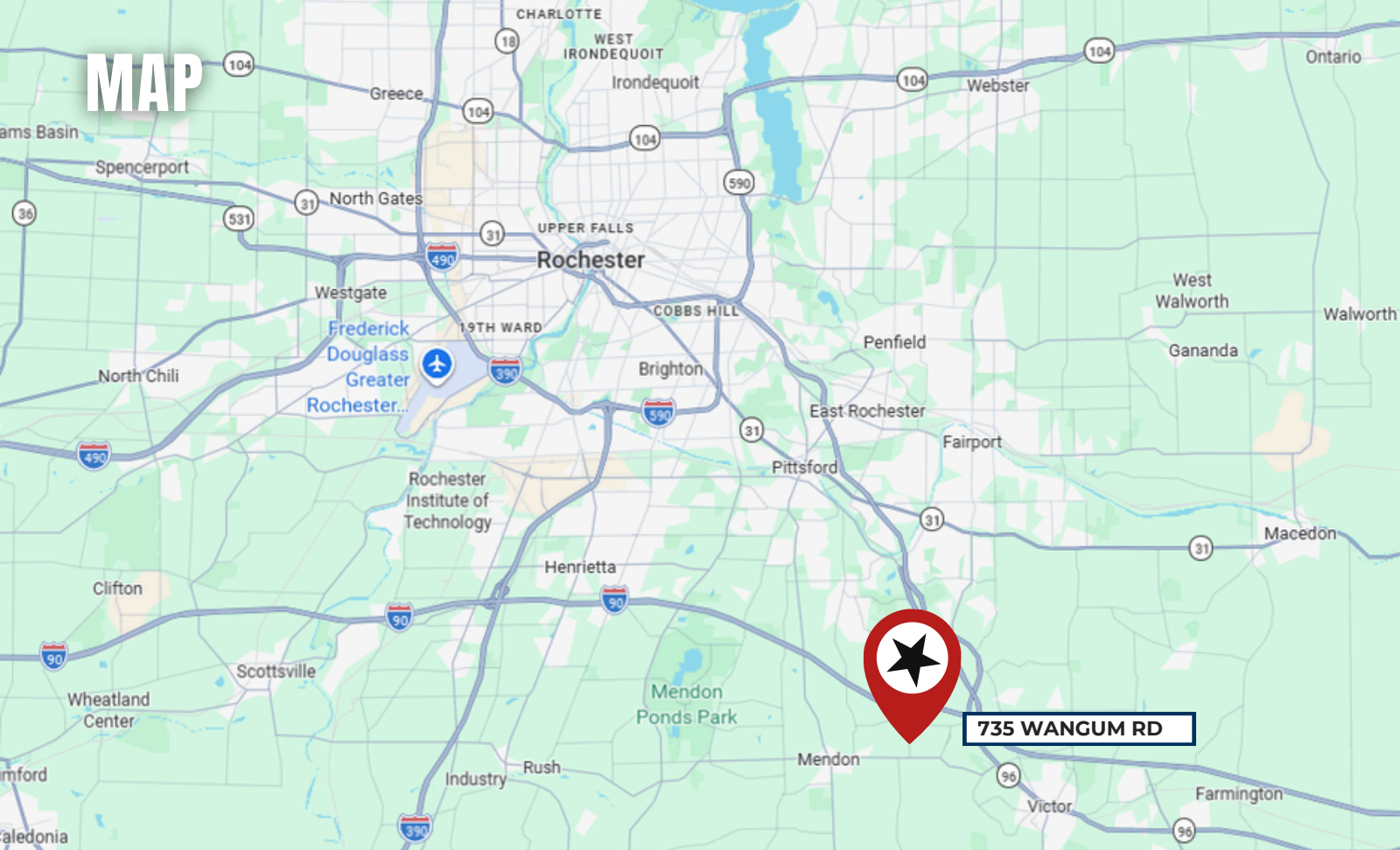


ABOUT VICTOR, NY

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



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