



# 864 DRIVING PARK AVE ROCHESTER, NY 14613

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

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*OFFERING MEMORANDUM*



# EXCLUSIVELY *PRESENTED BY*



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## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

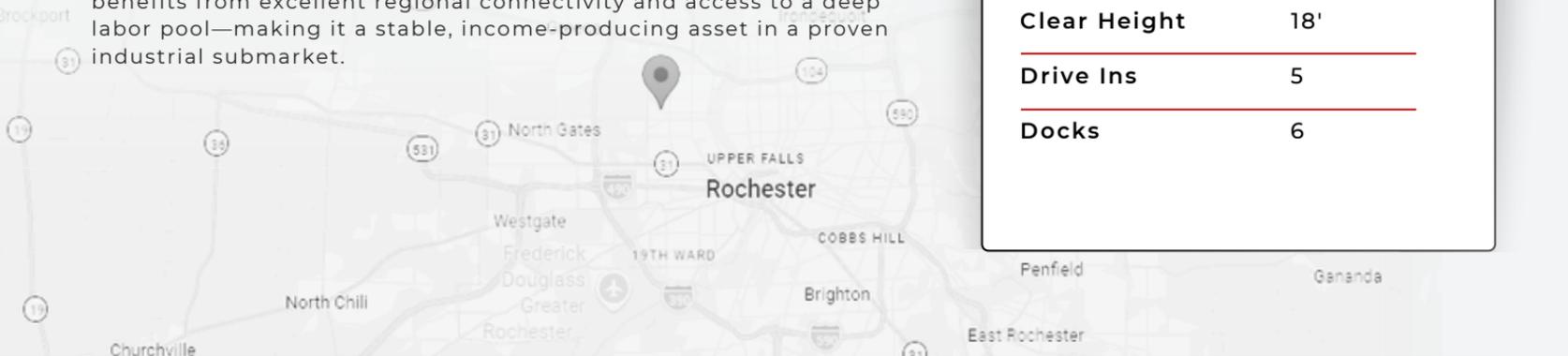
## LOCATION OVERVIEW

About Rochester, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

864 Driving Park Avenue offers a fully leased industrial investment opportunity in Rochester's northwest industrial corridor. The 13,500 SF building sits on 1.9 acres and features 18' clear height, six dock-high doors, five drive-in doors, and approximately 11% office buildout—providing a highly functional layout for distribution, manufacturing, or service users. Built in 1960, the property delivers strong loading capacity and operational flexibility.

Conveniently positioned with immediate access to Route 104 and I-390, and minutes from I-490 and downtown Rochester, the site benefits from excellent regional connectivity and access to a deep labor pool—making it a stable, income-producing asset in a proven industrial submarket.



## THE OFFERING

<b>Building SF</b>	13,500
<b>Year Built</b>	1960
<b>Lot Size (Acres)</b>	1.90
<b>Parcel ID</b>	090.71-1-6.002
<b>Clear Height</b>	18'
<b>Drive Ins</b>	5
<b>Docks</b>	6

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Strategically positioned near Route 104, I-390, and I-490, offering efficient east–west and north–south connectivity across the Rochester MSA and Western New York.



**Expansive Space:** The 1.9-acre parcel provides valuable yard space for parking, outdoor storage, or fleet staging—enhancing usability beyond the building footprint.



**Strategic Features:** Fully leased with a balanced 11% office buildout and 18' clear height, delivering operational efficiency while maintaining strong warehouse functionality.



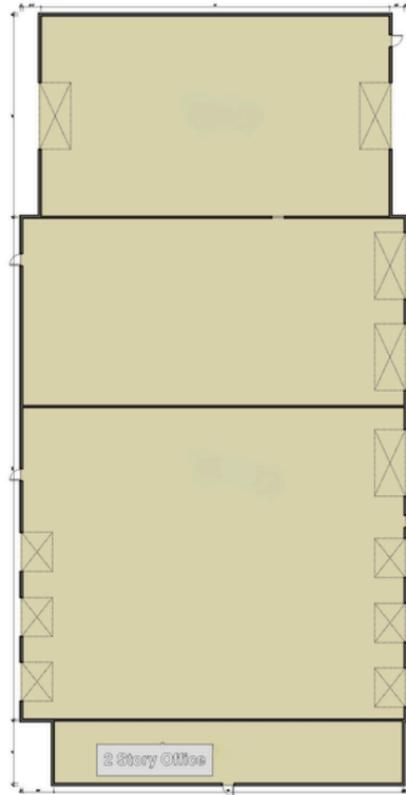
**Industrial Infrastructure:** Six dock-high doors and five drive-in doors create exceptional loading capacity for a 13,500 SF facility, supporting flexible logistics and tenant retention.



**Zoning Advantage:** Flexible industrial zoning supports warehousing, light manufacturing, and service-oriented uses, reinforcing long-term tenant demand and functional adaptability.



# FLOOR PLAN



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$101,822	\$102,143	\$105,207	\$108,364	\$111,614	\$114,963
TAX & INS; MANGEMENT FEE	\$17,903	\$18,261	\$18,626	\$18,998	\$19,378	\$19,766
EFFECTIVE GROSS REVENUE	\$119,725	\$120,404	\$123,833	\$127,362	\$130,992	\$134,729
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$14,142	\$14,425	\$14,714	\$15,008	\$15,308	\$15,614
INSURANCE	\$3,761	\$3,836	\$3,912	\$3,990	\$4,070	\$4,152
TOTAL OPERATING EXPENSES	\$17,903	\$18,261	\$18,626	\$18,998	\$19,378	\$19,766
NET OPERATING INCOME	\$101,822	\$102,143	\$105,207	\$108,364	\$111,614	\$114,963

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# RENT ROLL

## 864 DRIVING PARK AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Instant Express	10,500	\$75,087	\$7.15	11/01/2024	10/31/2026
Space 2	Division 8 Glazing	3,000	\$26,735	\$8.91	10/01/2023	09/30/2026
TOTAL		13,500	\$101,822			



# TENANT SUMMARY



## Division 8 Glazing Inc.

Division 8 Glazing Inc. is a Rochester, NY-based commercial glazing contractor specializing in glass, window, and storefront installations. The company supports construction and renovation projects throughout the region with professional glazing solutions and experienced craftsmanship.

### LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	10/01/2023
Lease Expiration	09/30/2026
Base Term Remaining	1 year
Rental Increase	3% annually

## Instant Express

Instant Express provides on-demand and same-day delivery services across New York, the North-Atlantic U.S., and Ontario, Canada. With over 100 years of combined experience, the company handles shipments from small envelopes to 18,000-pound palletized freight, delivering reliable, contract-free service focused on customer partnerships.

### LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	11/01/2024
Lease Expiration	10/31/2026
Base Term Remaining	1 year
Options	option to renew for additional 2 year term
Rental Increase	3% annually

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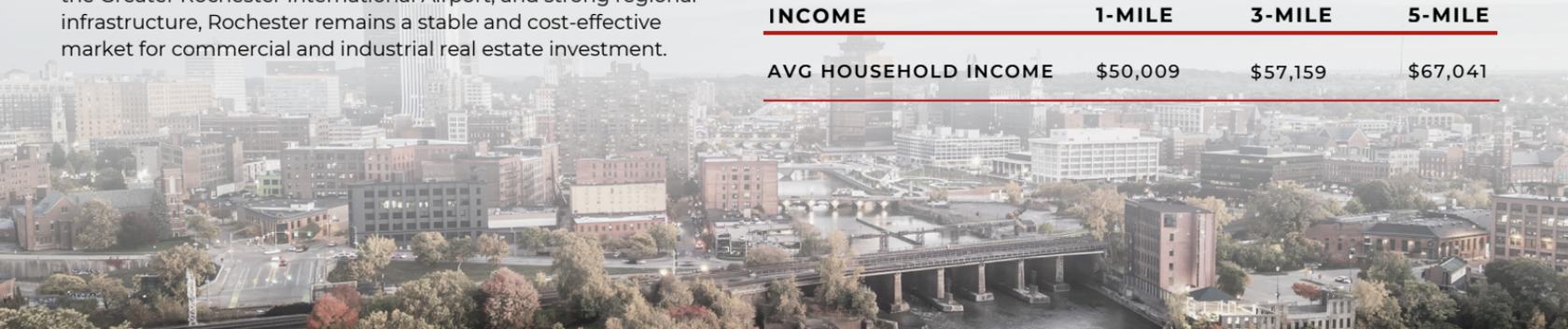
# ABOUT ROCHESTER, NY

Rochester, NY is a strategically positioned Upstate New York market with a strong industrial foundation and growing advanced manufacturing base. Located along Lake Ontario and anchored by I-90 (NYS Thruway), I-390, and I-490, the region provides efficient access to Buffalo, Syracuse, Albany, and major Northeast markets, as well as cross-border connectivity to Canada.

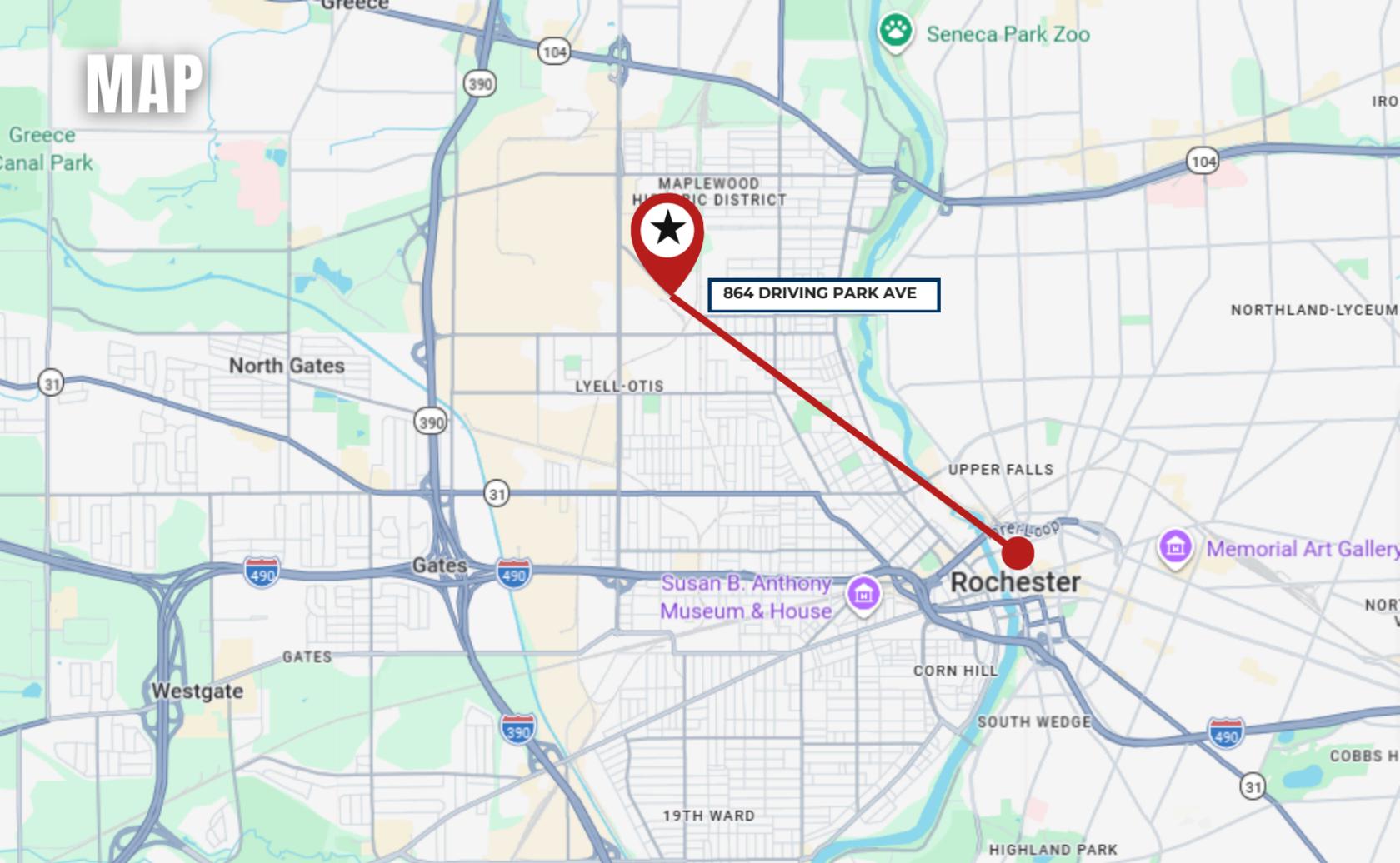
The market benefits from a skilled labor pool supported by institutions such as the University of Rochester and RIT, along with continued investment in optics, photonics, food & beverage, and precision manufacturing. Compared to larger Northeast metros, Rochester offers lower operating costs, competitive real estate pricing, and available industrial inventory—making it attractive for distribution, manufacturing, and last-mile users.

With established industrial corridors, access to rail and air cargo via the Greater Rochester International Airport, and strong regional infrastructure, Rochester remains a stable and cost-effective market for commercial and industrial real estate investment.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	17,918	129,876	320,370
<b>2024 POPULATION</b>	17,316	127,473	314,443
<b>2029 PROJECTION</b>	16,997	125,523	309,626
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	6,741	53,963	139,134
<b>2024 HOUSEHOLDS</b>	6,513	53,104	136,707
<b>2029 PROJECTION</b>	6,390	52,294	134,573
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$50,009	\$57,159	\$67,041



# MAP



Seneca Park Zoo

MAPLEWOOD  
HISTORIC DISTRICT

864 DRIVING PARK AVE

North Gates

LYELL-OTIS

NORTHLAND-LYCEUM

UPPER FALLS

Gates

Susan B. Anthony  
Museum & House

Rochester

Memorial Art Gallery

Westgate

CORN HILL

SOUTH WEDGE

19TH WARD

HIGHLAND PARK

COBBS H

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