



# 1775 BUFFALO RD ROCHESTER NY 14624

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE



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OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

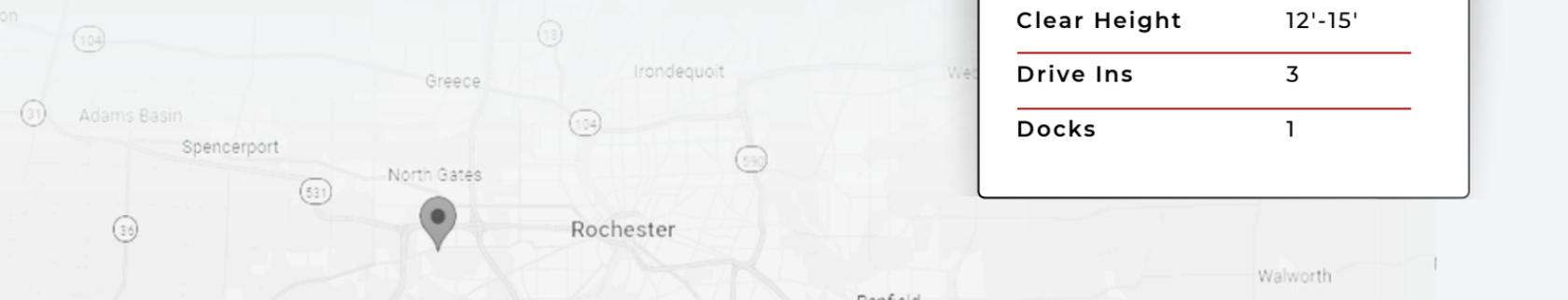
## LOCATION OVERVIEW

About Rochester, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

1775 Buffalo Road presents an industrial investment opportunity in Rochester's established west-side industrial corridor. The 11,700 SF building (with approximately 10,000 SF leased, excluding select office areas) sits on 2.06 acres and offers a flexible layout with approximately 50% office buildout—ideal for service, distribution, or light manufacturing users seeking a strong administrative presence alongside warehouse functionality. Originally constructed in 1990, the property features 12'-15' clear heights, one dock-high door, and three drive-in doors to support efficient operations.

Positioned directly on Buffalo Road with immediate access to I-490 and minutes to I-390 and the Greater Rochester International Airport, the property benefits from seamless regional connectivity across the Rochester MSA. Its location within a well-established light industrial corridor provides strong tenant demand, proximity to workforce populations, and convenient access to major transportation routes serving Western New York.



## THE OFFERING

<b>Building SF</b>	11,700
<b>Year Built</b>	1990
<b>Lot Size (Acres)</b>	2.06
<b>Parcel ID</b>	119.10-1-80
<b>Zoning Type</b>	LI
<b>Clear Height</b>	12'-15'
<b>Drive Ins</b>	3
<b>Docks</b>	1

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Direct frontage on Buffalo Road with immediate access to I-490 and minutes to I-390, I-590, and the Greater Rochester International Airport, providing seamless regional and interstate connectivity across Western New York.



**Expansive Space:** Situated on 2.06 acres, the property offers valuable on-site parking, circulation, and potential outdoor storage capacity—an attractive feature in infill industrial locations.



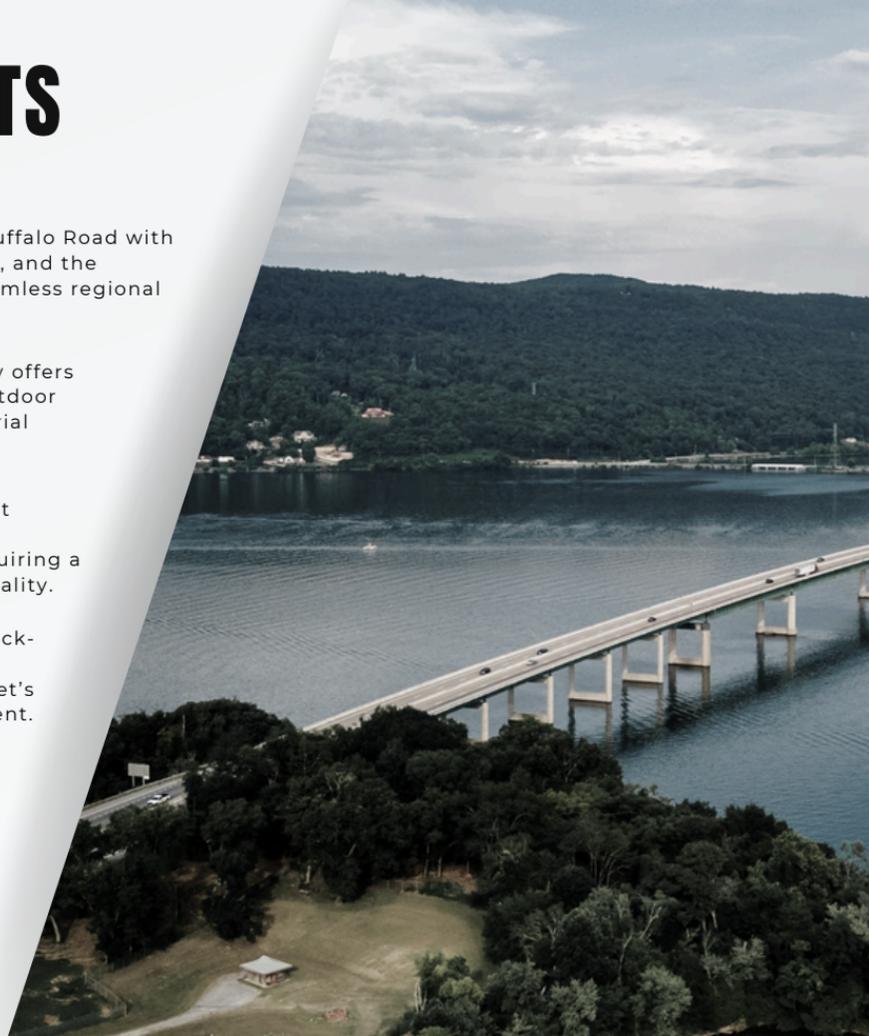
**Strategic Features:** Approximately 50% office buildout creates a strong administrative presence, ideal for contractors, service-based operators, or flex users requiring a balance of professional office and warehouse functionality.



**Industrial Infrastructure:** 12'-15' clear heights, one dock-high door, and three drive-in doors support efficient loading and operational flexibility, reinforcing the asset's durability as an income-producing industrial investment.



**Zoning Advantage:** Industrial zoning within an established west-side corridor supports warehouse, service, flex, and light manufacturing uses—enhancing tenant versatility and long-term backfill strength.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$90,024	\$91,374	\$94,116	\$96,939	\$99,847	\$102,843
TAX & INS; MANGEMENT FEE	\$31,993	\$32,633	\$33,286	\$33,952	\$34,631	\$35,323
EFFECTIVE GROSS REVENUE	\$122,017	\$124,008	\$127,401	\$130,891	\$134,478	\$138,166
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$28,668	\$29,242	\$29,827	\$30,423	\$31,032	\$31,652
INSURANCE	\$3,325	\$3,392	\$3,459	\$3,529	\$3,599	\$3,671
TOTAL OPERATING EXPENSES	\$31,993	\$32,633	\$33,286	\$33,952	\$34,631	\$35,323
NET OPERATING INCOME	\$90,024	\$91,374	\$94,116	\$96,939	\$99,847	\$102,843

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# RENT ROLL

## 1775 BUFFALO RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Taylor Heating Inc	10,000	\$90,024	\$9.00	06/01/2022	05/31/2026
TOTAL		10,000	\$90,024			



# TENANT SUMMARY

## Taylor Heating, Inc.

Taylor Heating, Inc. is a long-standing HVAC, heating, cooling, and plumbing service provider serving the Greater Rochester area since 1947. The company has built a strong local reputation through decades of residential heating and air conditioning installation, maintenance, 24/7 emergency repairs, and related services for homeowners. In 2022, Taylor Heating became part of the national home services platform HomeServe USA while continuing to operate under its established brand, maintaining a team of experienced technicians focused on customer service and dependable, around-the-clock system support.



## LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	06/01/2022
Lease Expiration	05/31/2026
Base Term Remaining	3 months
Options	Renewal option for up to one (1) year with continued 3% escalations
Rental Increase	step payments of approximately 2%

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# ABOUT ROCHESTER, NY

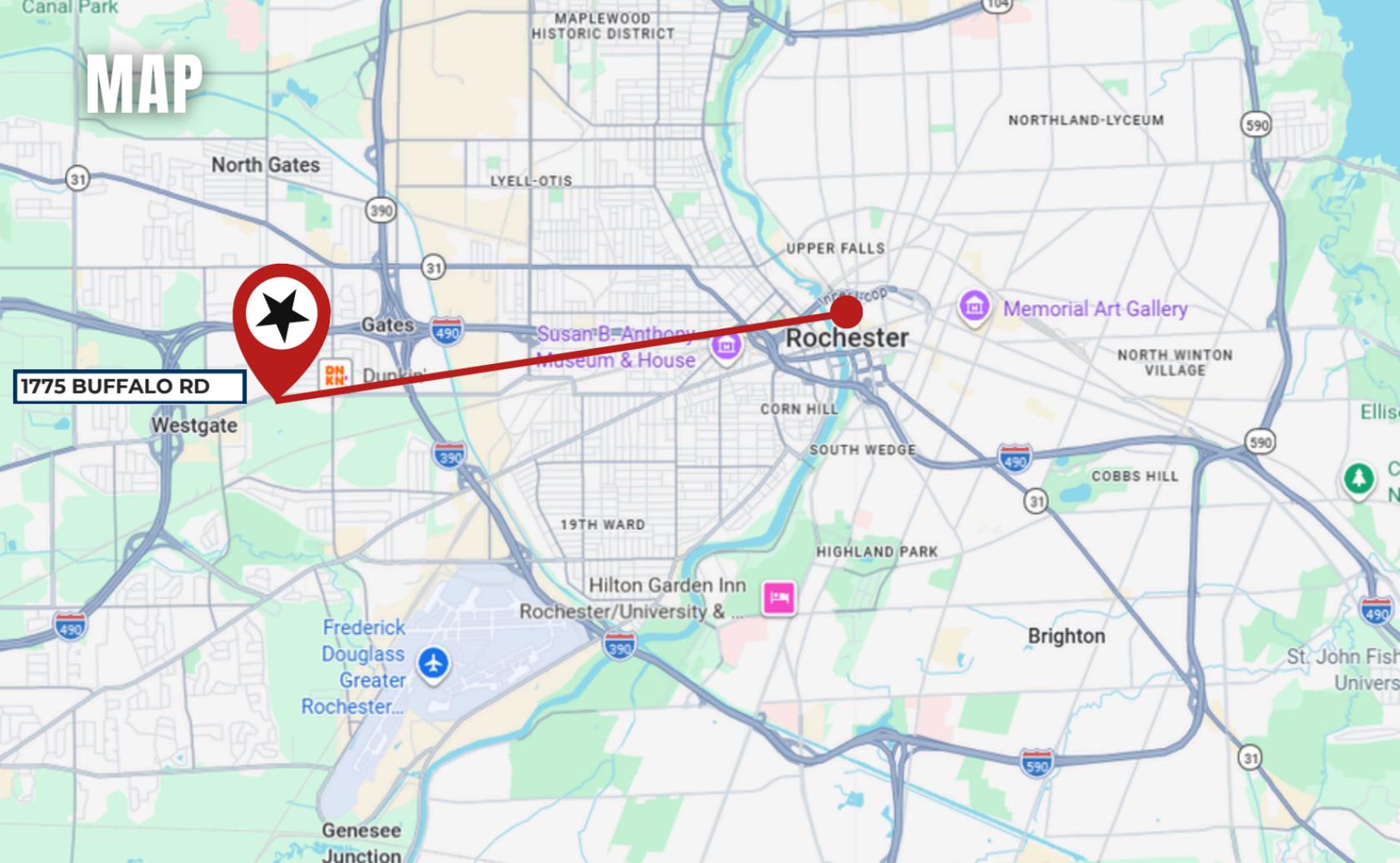
Rochester, NY is a strategically positioned Upstate New York market with a strong industrial foundation and growing advanced manufacturing base. Located along Lake Ontario and anchored by I-90 (NYS Thruway), I-390, and I-490, the region provides efficient access to Buffalo, Syracuse, Albany, and major 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>	5,399	61,171	198,372
<b>2024 POPULATION</b>	5,249	59,377	194,872
<b>2029 PROJECTION</b>	5,158	58,339	191,956
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	2,212	25,772	81,469
<b>2024 HOUSEHOLDS</b>	2,145	24,939	80,159
<b>2029 PROJECTION</b>	2,106	24,473	78,932
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$82,776	\$76,054	\$67,181

# MAP



1775 BUFFALO RD

MAPLEWOOD HISTORIC DISTRICT

NORTHLAND-LYCEUM

North Gates

LYELL-OTIS

UPPER FALLS

Gates

Susan B. Anthony  
Museum & House

Rochester

Memorial Art Gallery

NORTH WINTON VILLAGE

Westgate

CORN HILL

SOUTH WEDGE

COBBS HILL

19TH WARD

HIGHLAND PARK

Hilton Garden Inn  
Rochester/University & ...

Brighton

Frederick Douglass  
Greater  
Rochester...

St. John Fish  
Univers

Genesee  
Junction

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