



# 620 BUFFALO RD ROCHESTER, NY 14611

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

Ryan Jenkins  
VP of Dispositions  
[rjenkins@ironhornenterprises.com](mailto:rjenkins@ironhornenterprises.com)

OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*




## Ryan Jenkins

VP of Dispositions


 631-833-5152

 [Rjenkins@ironhornenterprises.com](mailto:Rjenkins@ironhornenterprises.com)

## IronHorn Enterprises

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

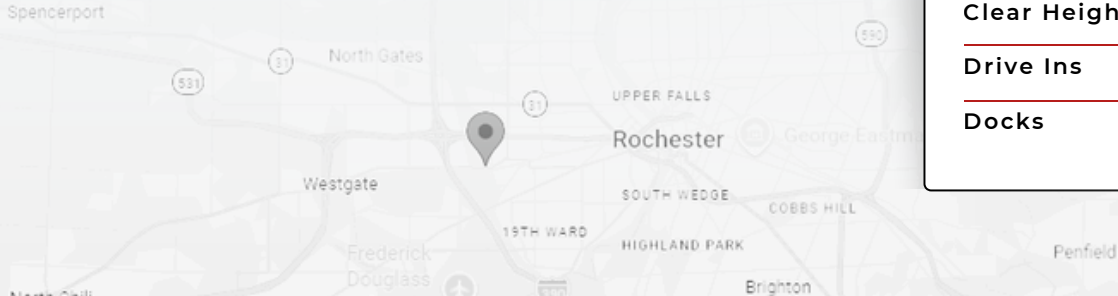
## LOCATION OVERVIEW

About Rochester, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

620 Buffalo Road in Rochester, New York presents a fully leased industrial investment opportunity within one of the city's established west-side industrial corridors. The 15,038 SF building sits on a sizable 3.69-acre parcel and features a functional layout suited for a variety of industrial and service users. Built with clear heights ranging from 10' to 25', the property includes three dock-high doors and two drive-in doors, allowing for flexible loading and operational efficiency. Approximately 2,200 square feet of office space supports administrative functions while maintaining a strong warehouse-to-office ratio. Zoned M-1, the property accommodates a wide range of light industrial uses.

Strategically positioned along Buffalo Road with immediate access to I-490 and just minutes from I-390 and the Greater Rochester International Airport, the property benefits from excellent regional connectivity across the Rochester MSA. Its location within a well-established industrial corridor with strong transportation access and workforce proximity makes 620 Buffalo Road a stable, income-producing asset in a highly accessible logistics location.



## THE OFFERING

<b>Building SF</b>	15,038
<b>Year Built</b>	1946
<b>Lot Size (Acres)</b>	3.69
<b>Parcel ID</b>	120.37-1-5.001
<b>Zoning Type</b>	M-1
<b>Clear Height</b>	10'-25'
<b>Drive Ins</b>	2
<b>Docks</b>	3

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Positioned along Buffalo Road with immediate access to I-490 and quick connectivity to I-390, I-90 (NYS Thruway), and the Greater Rochester International Airport, offering excellent regional logistics access.



**Expansive Space:** The 15,038 SF facility sits on a generous 3.69-acre parcel, providing ample room for truck circulation, outdoor storage, parking, or future operational flexibility.



**Strategic Features:** Efficient building configuration with 2,200 SF of office space paired with warehouse clear heights ranging from 10'-25', accommodating a variety of industrial and service users.



**Industrial Infrastructure:** Equipped with three dock-high doors and two drive-in doors, enabling versatile loading capabilities and efficient freight movement for distribution, service, or light manufacturing operations.



**Zoning Advantage:** M-1 zoning supports a wide range of light industrial, manufacturing, warehouse, and service uses, providing flexibility for current operations and long-term tenant demand.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$77,435	\$79,758	\$82,151	\$84,616	\$87,154	\$89,769
TAX & INS; MANGEMENT FEE	\$17,419	\$17,767	\$18,122	\$18,485	\$48,854	\$19,232
EFFECTIVE GROSS REVENUE	\$94,854	\$97,525	\$100,274	\$103,100	\$106,009	\$109,000
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$12,155	\$12,398	\$12,646	\$12,899	\$13,157	\$13,420
INSURANCE	\$5,263	\$5,369	\$5,476	\$5,585	\$5,697	\$5,811
TOTAL OPERATING EXPENSES	\$17,419	\$17,767	\$18,122	\$18,485	\$18,854	\$19,232
NET OPERATING INCOME	\$77,435	\$79,758	\$82,151	\$84,616	\$87,154	\$89,769

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# RENT ROLL

## 620 BUFFALO RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Unit 1	Ihouse Group LLC	15,038	\$77,435	\$5.15	12/01/2024	11/30/2029
TOTAL		15,038	\$77,435			



# TENANT SUMMARY

## Ihouse Group, LLC

Ihouse Group, LLC is a Rochester-area transportation and logistics company specializing in vehicle transport and freight services. Established in 2015 and based in the Greater Rochester region, the company operates as an interstate motor carrier focused on transporting motor vehicles and other freight using a small fleet of trucks and drivers. Ihouse Group provides reliable auto transport and trucking services across regional and interstate routes, supporting dealerships, businesses, and logistics partners with efficient vehicle shipping and freight movement.



## LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	12/01/2024
Lease Expiration	11/30/2029
Base Term Remaining	3 Years
Rental Increase	3% annually
Tenant Purchase Rights	ROFR

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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.

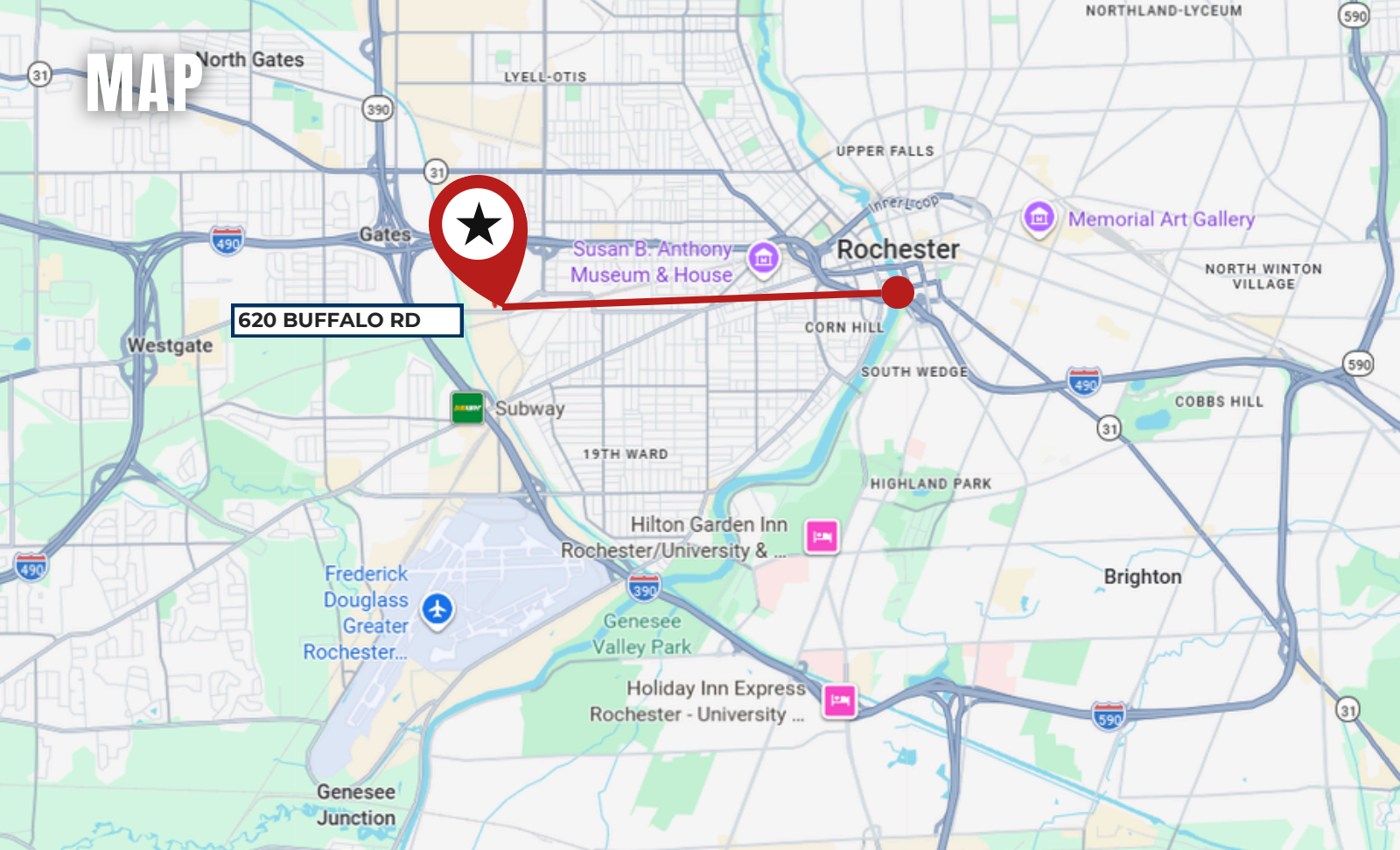
The market benefits from a skilled labor pool supported by institutions such as the University of Rochester and RIT, along with continued investment in optics, photonics, food & beverage, and precision manufacturing. Compared to larger Northeast metros, Rochester offers lower operating costs, competitive 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>	9,273	98,590	272,504
<b>2024 POPULATION</b>	8,853	95,697	266,829
<b>2029 PROJECTION</b>	8,668	94,022	262,662
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	3,867	40,328	116,195
<b>2024 HOUSEHOLDS</b>	3,684	39,192	113,923
<b>2029 PROJECTION</b>	3,603	38,496	112,096
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$58,798	\$58,287	\$65,908



# MAP



620 BUFFALO RD



Susan B. Anthony  
Museum & House

Rochester

Memorial Art Gallery

NORTH WINTON  
VILLAGE

COBBS HILL

Brighton

Frederick  
Douglass  
Greater  
Rochester...

Hilton Garden Inn  
Rochester/University & ...

Genesee  
Valley Park

Holiday Inn Express  
Rochester - University ...

Genesee  
Junction

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