



1425 UNIVERSITY AVE ROCHESTER, NY 14607

INDUSTRIAL PROPERTY
PARTIALLY LEASED
OWNER USER



Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornEnterprises.com

OFFERING MEMORANDUM

TABLE OF CONTENTS

EXCLUSIVELY PRESENTED BY



Ryan Jenkins

VP of Investment Sales

📞 631-833-5152

✉️ Rjenkins@ironhornenterprises.com

Ironhorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057



PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

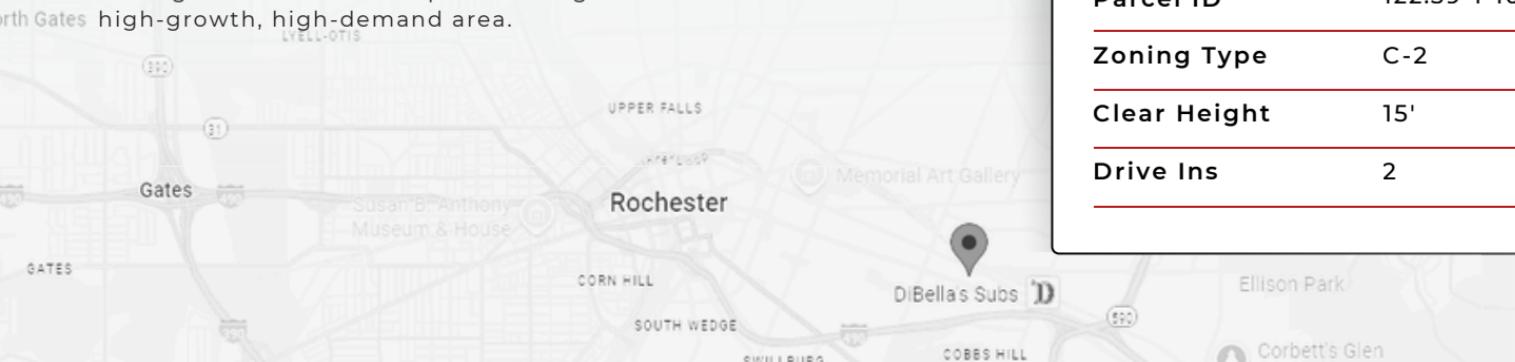
Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Rochester, NY
Demographics
Map

EXECUTIVE SUMMARY

1425 University Ave in Rochester, NY offers an exceptional partially leased, owner-user opportunity in one of the region's most strategically positioned commercial corridors. The property delivers 26,229 SF across two functional floors (owner can occupy 16,908 SF) featuring up to 15-foot clear heights and two drive-in bays. This highly traveled connector provides seamless access to downtown, I-490, and the University of Rochester/Medical Center, offering exceptional visibility, brand presence, and proximity to one of Rochester's strongest talent, residential, and customer bases. Its position within this vibrant, amenity-rich district makes it an ideal setting for an owner-occupant looking to anchor their business in a high-growth, high-demand area.



THE OFFERING

Building SF	26,229 SF
Owner Can Occupy	16,908 SF
Year Built	1965
Lot Size (Acres)	1.30
Parcel ID	122.39-1-10.001
Zoning Type	C-2
Clear Height	15'
Drive Ins	2

Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornenterprises.com

INVESTMENT HIGHLIGHTS

- Prime Location & Accessibility:** Positioned along a major commercial connector, the property offers exceptional visibility and seamless access to Downtown Rochester, I-490, the University of Rochester, and the Medical Center.
- Expansive Space:** The building delivers 26,229 SF across two efficient floor plates that support a variety of owner-user configurations. Owner can occupy 16,908 SF, the property is partially leased already.
- Strategic Features:** Prominent frontage along University Avenue and two convenient drive-in bays enhance both operational efficiency and brand exposure.
- Industrial Infrastructure:** Clear heights up to 15 feet, masonry construction, and wet sprinklers provide durable, production-ready industrial capability.
- Zoning Advantage:** C-2 Community Business District zoning provides flexible commercial use options, allowing a wide range of office, service, flex, and light industrial operations.



FLOOR PLAN



Estimated areas

GLA FLOOR 1: 78 sq. ft. excluded 19215 sq. ft.
GLA FLOOR 2: 6627 sq. ft. excluded 309 sq. ft.
Total GLA 6705 sq. ft. total scanned area 26229 sq. ft.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$83,500	\$85,587.46	\$88,155.08	\$90,799.74	\$93,523.73	\$96,329.44
TAX & INS	\$15,053	\$15,353.65	\$15,660.72	\$15,973.94	\$16,293.42	\$16,619.29
EFFECTIVE GROSS REVENUE	\$98,553	\$100,941.11	\$103,815.81	\$106,773.67	\$109,817.15	\$112,948.73
OPERATING EXPENSES						
PROPERTY TAX	\$33,222	\$33,885.97	\$34,563.69	\$35,254.96	\$35,960.06	\$36,679.26
INSURANCE	\$9,180	\$9,363.75	\$9,551.03	\$9,742.05	\$9,936.89	\$10,135.63
TOTAL OPERATING EXPENSES	\$42,402	\$43,249.72	\$44,114.72	\$44,997.01	\$45,896.95	\$46,814.89
NET OPERATING INCOME	\$56,151	\$57,691.39	\$59,701.09	\$61,776.66	\$63,920.19	\$66,133.83

Ryan Jenkins
 VP of Investment Sales
 rjenkins@ironhornenterprises.com

RENT ROLL

1425 UNIVERSITY AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Volvo Cars Rochester	9,321	\$83,500	\$8.96	05/01/2025	05/31/2030
Space 2	Vacant	16,908				
TOTAL		26,229	\$83,500			



TENANT SUMMARY

Garber V Inc.

Garber Rochester is part of the long-standing Garber Automotive Group, a family-owned organization rooted in the automotive industry since 1907. Known for its commitment to exceptional customer experiences, Garber Rochester offers new and used vehicles, financing assistance, and a state-of-the-art service center staffed by certified technicians. Their goal is to be a one-stop solution for all automotive needs.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	05/01/2025
Lease Expiration	05/31/2030
Base Term Remaining	5 years
Options	Extension Term
Rental Increase	+3% Annually



Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornenterprises.com

ABOUT ROCHESTER, NY

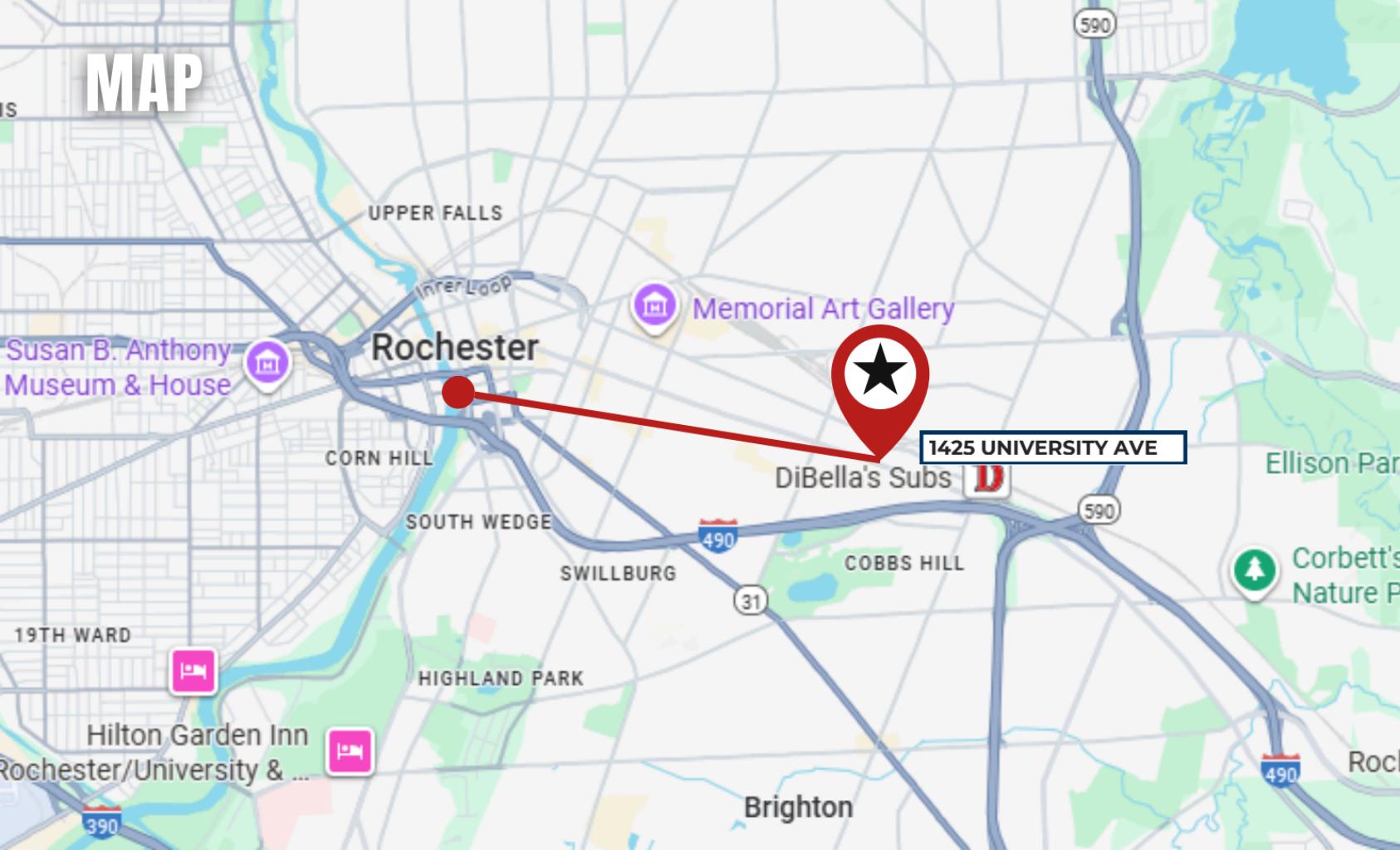
Rochester, NY, offers a diverse commercial real estate market with strong opportunities in industrial, office, and retail sectors. Known for its industrial heritage, the city is ideal for manufacturing, distribution, and logistics, thanks to its strategic location and affordable property rates.

The office market is stable, with both traditional and adaptive spaces, while retail faces challenges due to e-commerce trends. Overall, Rochester provides a cost-effective environment with long-term growth potential, particularly in industrial and tech-related sectors.



POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	19,769	136,211	309,734
2024 ESTIMATE	18,589	133,916	302,776
2029 PROJECTION	18,145	131,911	297,903
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	7,495	57,536	135,283
2024 ESTIMATE	7,026	56,851	132,382
2029 PROJECTION	6,850	56,030	130,209
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$40,916	\$57,108	\$67,280

MAP



1425 UNIVERSITY AVE | ROCHESTER, NY 14607

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Ryan Jenkins

VP of Investment Sales

📞 631-833-5152

✉️ rjenkins@ironhornEnterprises.com



Ironhorn Enterprises

📞 315-214-8406

🌐 www.ironhornEnterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to IRONHORN ENTERPRISES at 5857 Fisher Rd, Syracuse, NY 13057. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE