



110 LA GRANGE AVE ROCHESTER, NY 14613

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

JONATHAN LASALA
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OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Jonathan LaSala


VP of Leasing

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Ironhorn Enterprises

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 5857 Fisher Rd., East
Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

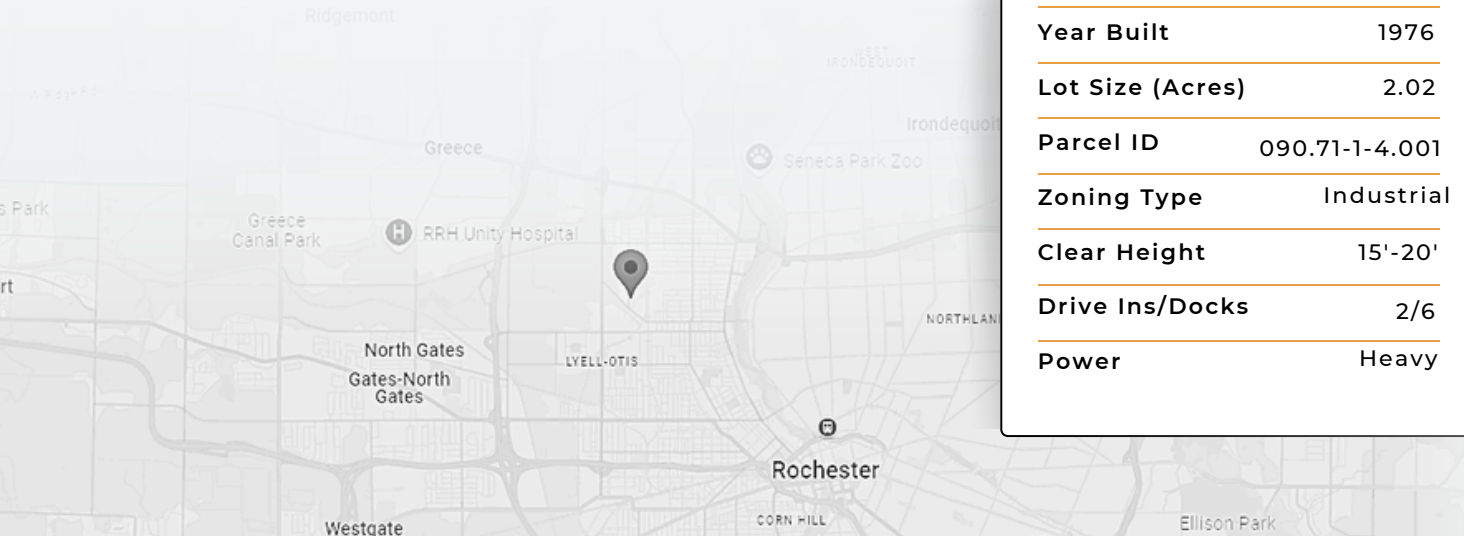
Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Rochester, NY
Demographics
Amenities Map

EXECUTIVE SUMMARY

This 51,250 SF Industrial Property in the heart of Rochester, NY is available for sale. The property is ideal for storage and Distribution requirements. With direct access to major highway veins throughout the city, the property allows for all your transport needs.



THE OFFERING

| | |
|-------------------------|-----------------------|
| Offering Price | \$3,200,000 |
| Building SF | 51,250 SF |
| Year Built | 1976 |
| Lot Size (Acres) | 2.02 |
| Parcel ID | 090.71-1-4.001 |
| Zoning Type | Industrial |
| Clear Height | 15'-20' |
| Drive Ins/Docks | 2/6 |
| Power | Heavy |

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INVESTMENT HIGHLIGHTS



The property consists of 51,250 SF of gross leasable space on 2.30 acres of land



The Warehouse portion comes equipped with 6 Dock Doors, 2 Overhead Doors and Clear heights ranging from 15'-20'

KEY FINANCIAL DATA

| | |
|-------|-------------|
| Price | \$3,200,000 |
|-------|-------------|

| | |
|------------|------------|
| Lease Type | Triple Net |
|------------|------------|

| | |
|----------------|---------|
| Term Remaining | 3 years |
|----------------|---------|



FINANCIAL SUMMARY



*110 La Grange Ave.
Rochester, NY 14613*



*Price
\$3,200,000*



*Cap Rate
8.4%*



*Occupancy
100%*

BUILDING SUMMARY

| Rentable Building Area | 51,250 SF |
|------------------------|------------|
| Total Building Area | 51,250 SF |
| Land Area | 2.02 Acres |
| Stories | 1 |
| Drive In Doors | 2 |
| Dock Doors | 6 |
| Clear Height | 15'-20' |

FINANCIAL SUMMARY

| Price | \$3,200,000 |
|---------------|-------------|
| Price/SF | \$62 |
| NOI | \$270,238 |
| Cap Rate | 8.4% |
| Total Tenants | 2 |
| Occupancy | 100% |

FINANCIAL SUMMARY

| | In Place | Year 1 | Year 2 | Year 3 |
|--------------------------------|---------------|--------------|--------------|--------------|
| POTENTIAL GROSS REVENUE | | | | |
| BASE RENTAL REVENUE | \$270,237,.84 | \$275,035.33 | \$282,403.68 | \$289,975.42 |
| SCHEDULED BASE RENTAL REVENUE | \$270,237,.84 | \$275,035.33 | \$282,403.68 | \$289,975.42 |
| TAX & INS; MANGEMENT FEE | \$34,829.24 | \$35,525.83 | \$36,236.35 | \$36,961.08 |
| TOTAL POTENTIAL GROSS REVENUE | \$305,067.08 | \$310,561.16 | \$318,640.03 | \$326,936.50 |
| EFFECTIVE GROSS REVENUE | \$305,067.08 | \$310,561.16 | \$318,640.03 | \$326,936.50 |
| OPERATING EXPENSES | | | | |
| PROPERTY TAX | \$23,563.36 | \$24,034.63 | \$24,515.32 | \$25,005.63 |
| INSURANCE | \$11,265.88 | \$11,491.20 | \$11,721.03 | \$11,955.45 |
| TOTAL OPERATING EXPENSES | \$34,829.24 | \$35,525.83 | \$36,236.35 | \$36,961.08 |
| NET OPERATING INCOME | \$270,237,.84 | \$275,035.33 | \$282,403.68 | \$289,975.42 |

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RENT ROLL

110 LA GRANGE AVE. RENT ROLL

| UNIT | TENANT NAME | SQFT | Annual Rent | Annual Rent/SQFT | Other Income | Lease From | Lease To |
|-----------|-------------------------------------|--------|--------------|------------------|---------------------|------------|------------|
| Unit #100 | Green Mountain Electric Supply, INC | 35,310 | \$183,555.84 | \$5.20 | Tax/Ins \$23,794.24 | 06/01/2022 | 08/31/2027 |
| Unit #300 | WINSUPPLY Rochester NY CO. | 16,178 | \$86,682.00 | \$5.36 | Tax/Ins \$10,690.16 | 02/01/2022 | 01/31/2027 |

TOTAL

51,488

\$270,237.84

\$34,484.40



TENANT SUMMARY

WINSUPPLY



For contractors who want a partner that understands their needs and shares the same "get it done right" attitude, Winsupply is the only wholesaler that offers the benefits of local accountability, along with the advantages of being a large, nationwide supplier.

LEASE OVERVIEW

| | |
|------------------------|--------------------------|
| Lease Type | Triple Net |
| Lease Commencement | 02/01/2022 |
| Lease Expiration | 01/31/2027 |
| Base Term Remaining | 3 years |
| Options | Two five-year extensions |
| Rental Increase | 2% |
| Tenant Purchase Rights | No |

GREEN MOUNTAIN ELECTRIC SUPPLY



Green Mountain Electric Supply, Inc. provides innovative and renewable energy solutions. We support this effort through a commitment to highly trained staff, changes in technology, new products, and strong partnerships with customers and vendors. Our goal is to lead the industry in advancement and to deliver excellent service with honesty, integrity, and urgency.

LEASE OVERVIEW

| | |
|------------------------|-------------------------|
| Lease Type | Triple Net |
| Lease Commencement | 06/01/2022 |
| Lease Expiration | 08/31/2027 |
| Base Term Remaining | 3 years |
| Options | One five-year extension |
| Rental Increase | 3% |
| Tenant Purchase Rights | Yes |

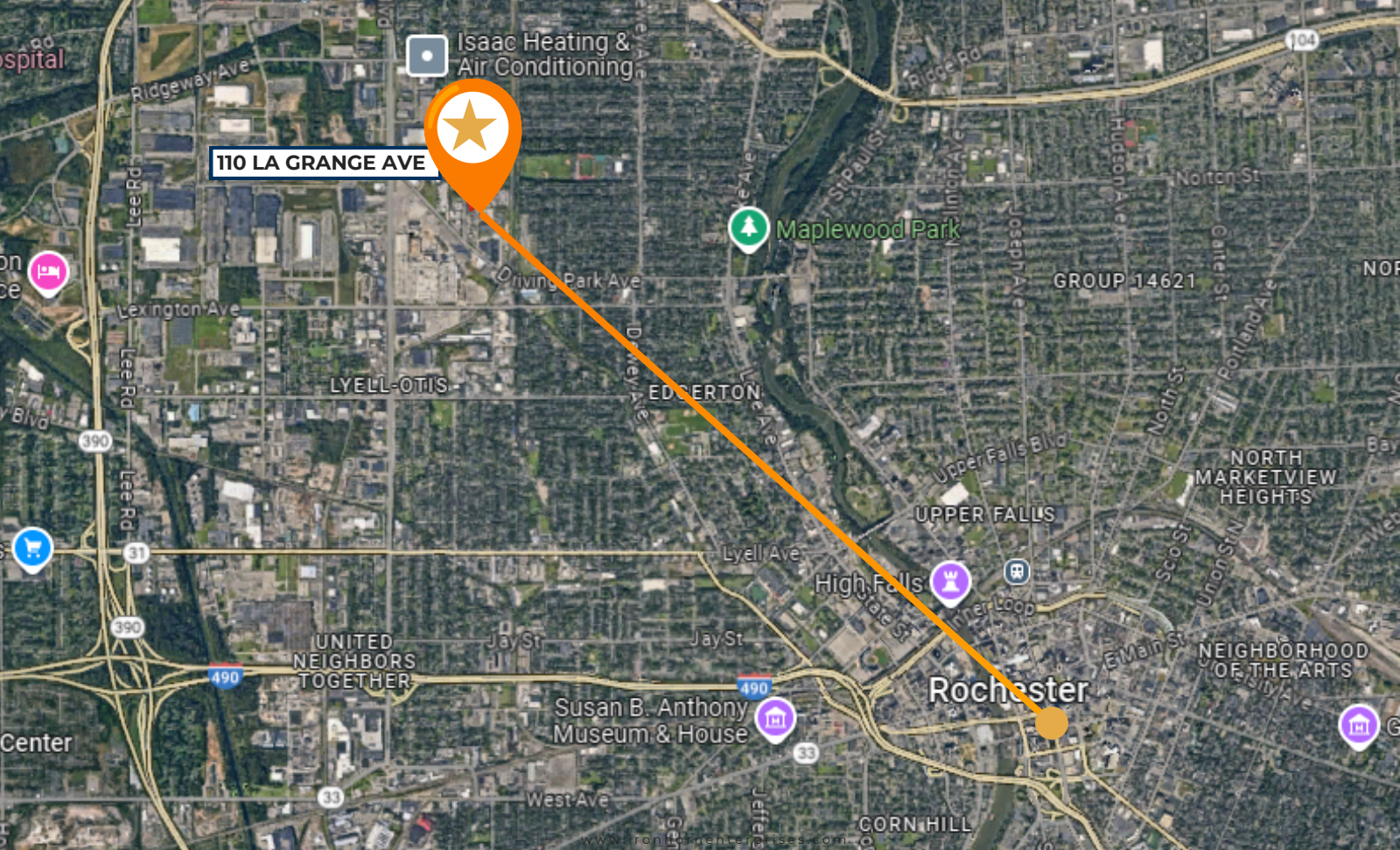
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ABOUT ROCHESTER, NY

Rochester is a city in the U.S. state of New York and the seat of Monroe County. It is the fourth-most populous city and 10th most-populated municipality in New York, with a population of 211,328 at the 2020 census. The city forms the core of the larger Rochester metropolitan area in Western New York, with a population of over 1.09 million residents.

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|---------------|---------------|---------------|
| 2029 PROJECTION | 15,674 | 124,204 | 309,941 |
| 2024 ESTIMATE | 15,987 | 126,171 | 314,724 |
| 2020 CENSUS | 16,635 | 128,742 | 320,463 |
| HOUSEHOLD | 1-MILE | 3-MILE | 5-MILE |
| 2029 PROJECTION | 5,951 | 51,661 | 134,433 |
| 2024 ESTIMATE | 6,072 | 52,487 | 136,545 |
| 2020 CENSUS | 6,318 | 53,467 | 138,868 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| AVG HOUSEHOLD INCOME | \$51,603 | \$57,344 | \$67,233 |



110 LA GRANGE AVE

Isaac Heating & Air Conditioning

Maplewood Park

LYELL-OTIS

EDCERTON

UPPER FALLS

High Falls

Rochester

Susan B. Anthony Museum & House

CORN HILL

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