IRONHORN
ENTERPRISES

735 WANGUM RD BUILDING 3
VICTOR, NY 14453

INDUSTRIAL PROPERTY
PARTIALLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*

Nathan Couse
Dispositions Officer
(315) 748-9886
nathan@ironhornenterprises.com

Ryan Jenkins
VP of Dispositions

IronHorn Enterprises
315-214-8406
www.ironhornenterprises.com
5912 N Burdick St,
East Syracuse, NY 13057

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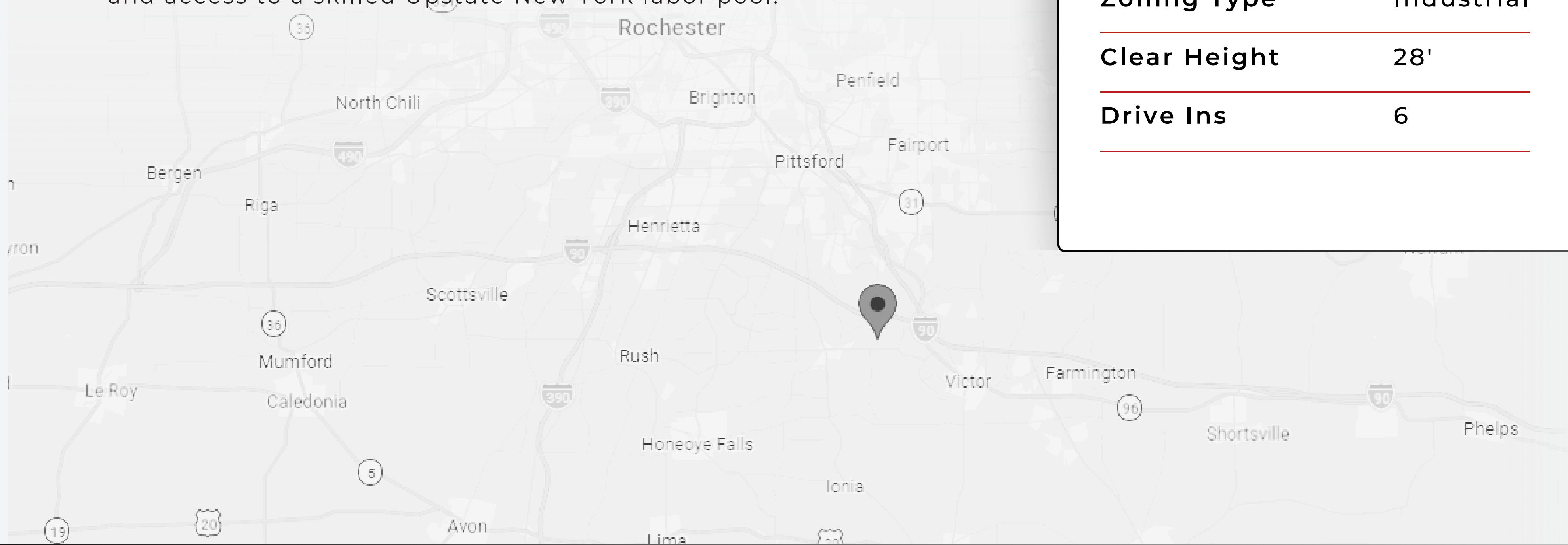
EXECUTIVE SUMMARY

735 Wangum Rd in Victor, NY presents a partially leased industrial opportunity offering approximately 26,950 SF on 4 acres in a strategic Finger Lakes location. Originally built in 1960, the property features 28’ clear heights and six drive-in doors, providing strong functionality for warehousing, manufacturing, distribution, or contractor users. The partial tenancy provides existing income while offering additional space for lease or potential owner-user occupancy. Industrial zoning and a sizable site allow for operational flexibility, outdoor storage potential, and efficient vehicle circulation. Conveniently positioned near I-90 (NYS Thruway) and the greater Rochester market, the property offers excellent regional connectivity and access to a skilled Upstate New York labor pool.

THE OFFERING

Building SF	26,950
Year Built	1960
Lot Size (Acres)	4
Zoning Type	Industrial
Clear Height	28'
Drive Ins	6



INVESTMENT HIGHLIGHTS

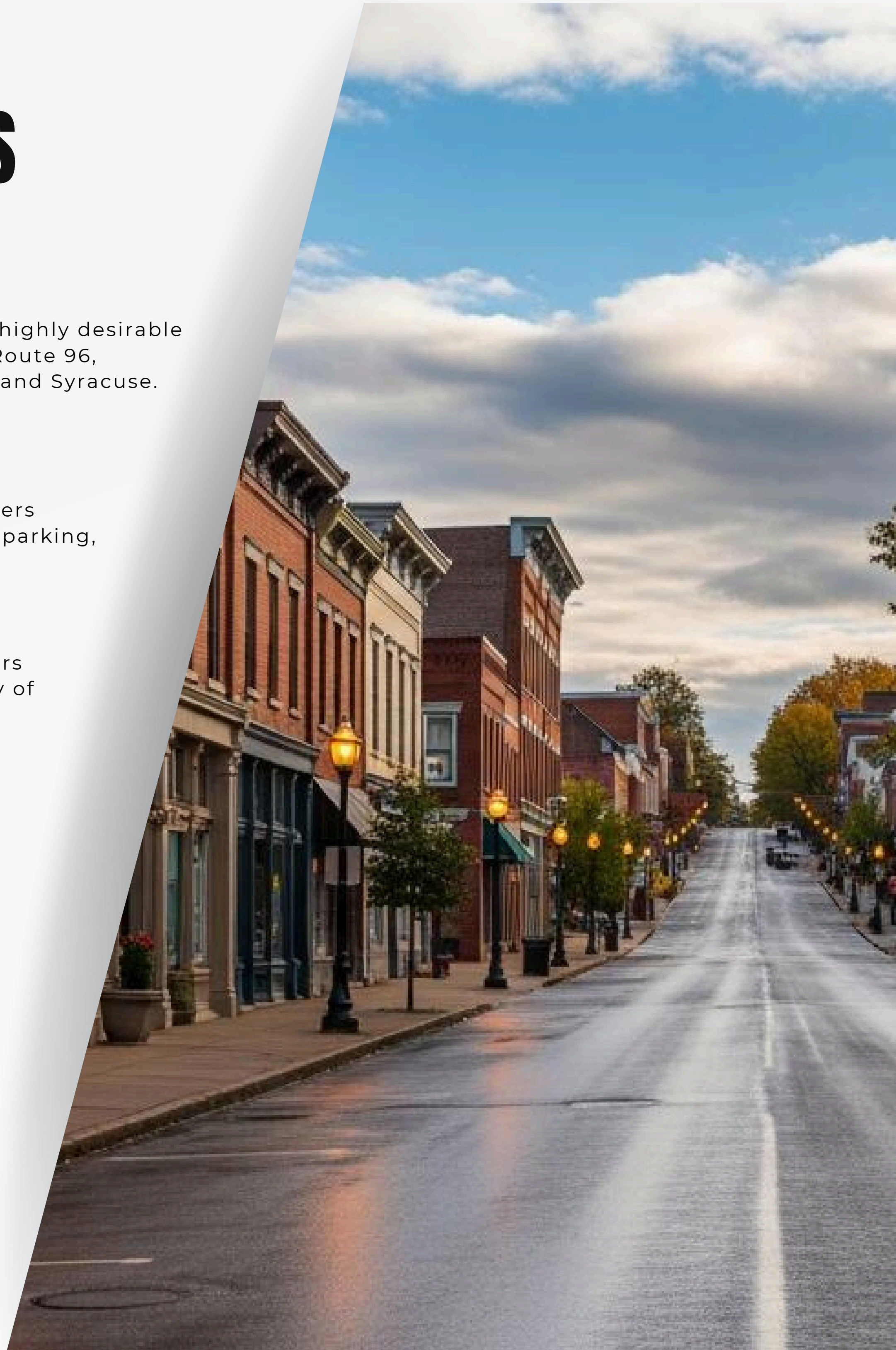
Prime Location & Accessibility: Positioned in Victor's highly desirable industrial corridor with immediate access to I-90 and Route 96, providing seamless connectivity to Rochester, Buffalo, and Syracuse.

Expansive Space: Situated on 4 acres, the property offers substantial excess land ideal for outdoor storage, fleet parking, or future expansion.

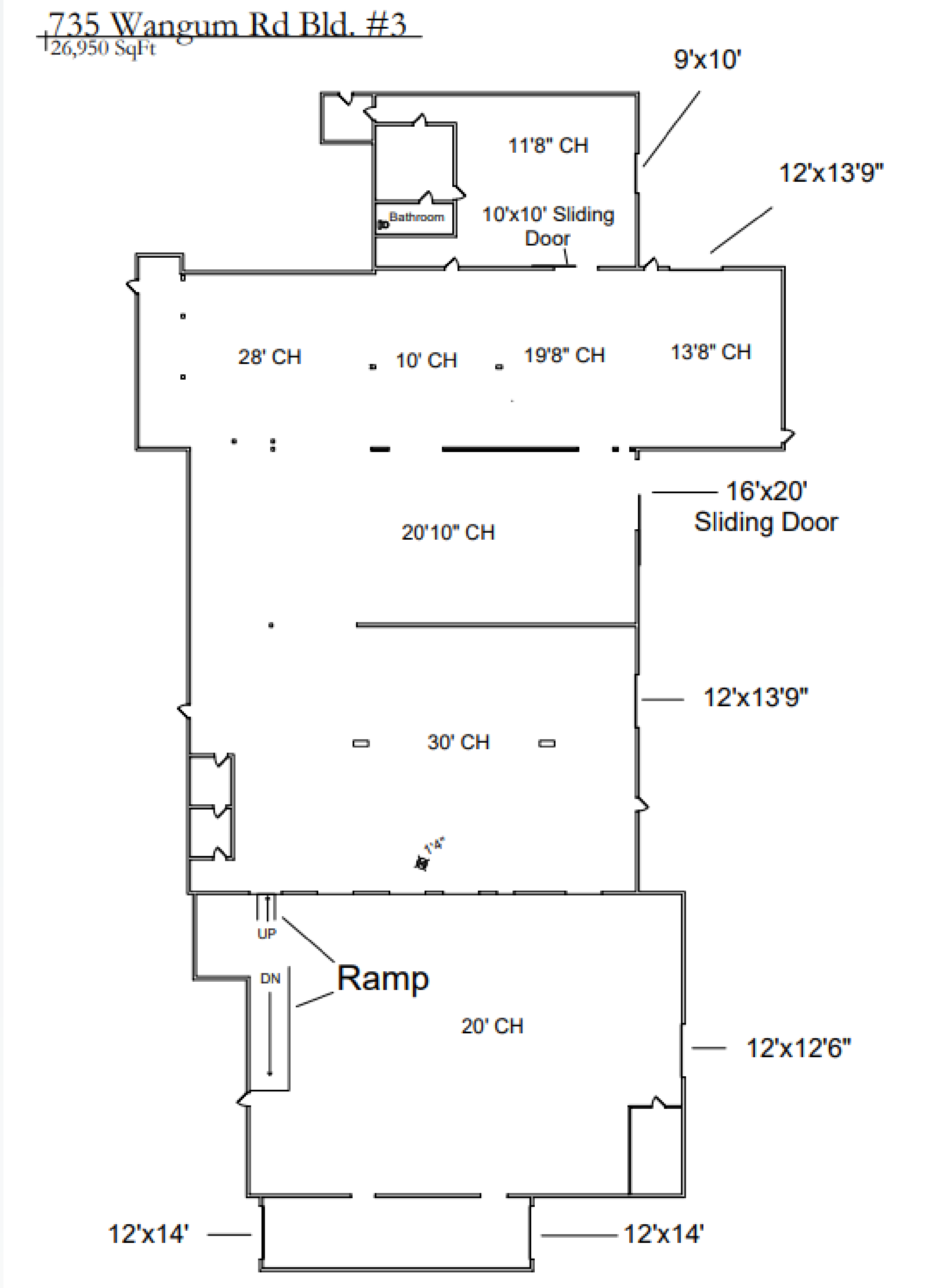
Strategic Features: 28' clear height and 6 drive-in doors allow for efficient operations, accommodating a variety of industrial users and equipment needs.

Industrial Infrastructure: Equipped to support heavy manufacturing, logistics, and other power-intensive operations.

Zoning Advantage: Light industrial zoning supports a wide range of uses including warehousing, distribution, manufacturing, and outdoor storage—offering flexibility for both users and investors.



FLOOR PLAN



735 Wangum Rd Bld. #3
26,950 SqFt
9'x10'
11'8" CH
12'x13'9"
Bathroom
10'x10' Sliding Door
28' CH
10' CH
19'8" CH
13'8" CH
16'x20' Sliding Door
20'10" CH
12'x13'9"
30' CH
1'4"
UP
DN
Ramp
20' CH
12'x12'6"
12'x14'
12'x14'

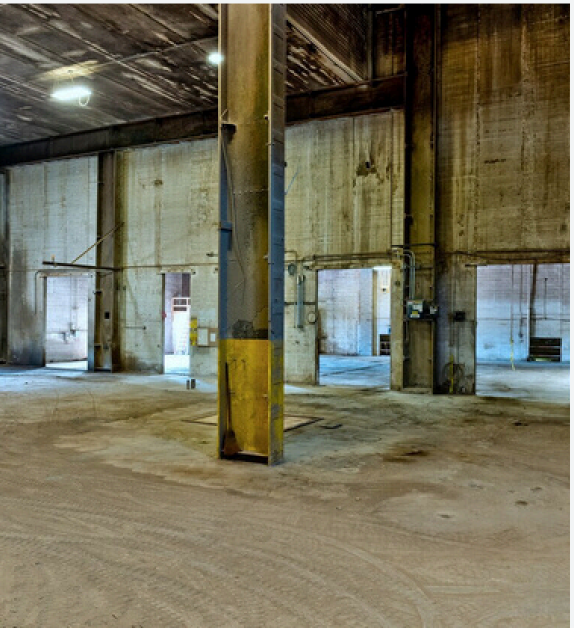
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	$31,815	$32,014	$32,814	$33,635	$34,475	$35,337
TAX & INS	$9,095	$9,277	$9,463	$9,652	$9,845	$10,042
EFFECTIVE GROSS REVENUE	$40,910	$41,291	$42,277	$43,286	$44,320	$45,379
OPERATING EXPENSES						
PROPERTY TAX	$24,018	$24,498	$24,988	$25,488	$25,997	$26,517
INSURANCE	$9,433	$9,621	$9,814	$10,010	$10,210	$10,414
TOTAL OPERATING EXPENSES	$33,450	$34,119	$34,801	$35,498	$36,207	$36,932
NET OPERATING INCOME	$7,460	$7,172	$7,475	$7,789	$8,113	$8,447

RENT ROLL

735 WANGUM RD BLDG 3 RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Rheo Dive	6,060	$31,815	$5.25	9/1/2026	8/31/2031
Space 2	Vacant	20,890				
	TOTAL	26,950	$31,815			



TENANT SUMMARY

Rheo Dive

Rheo Dive Inc. is a veteran-owned small business that develops technology-enabled scuba gear, notably creating the world's first patented smart dive mask with a heads-up display

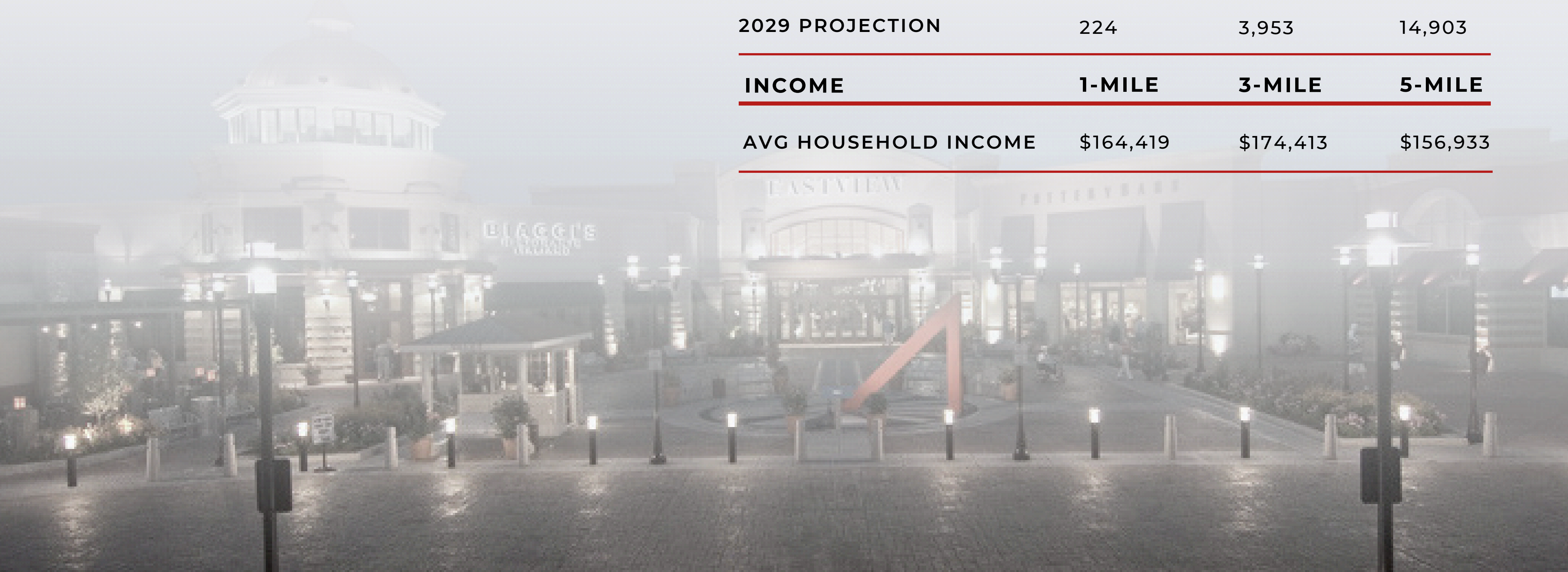
LEASE OVERVIEW

Lease Type	NNN
Lease Commencement	09/01/2026
Lease Expiration	08/31/2031
Base Term Remaining	5 Years
Options	1 extension option of five (5)years
Rental Increase	3% Annually
Tenant Purchase Rights	None

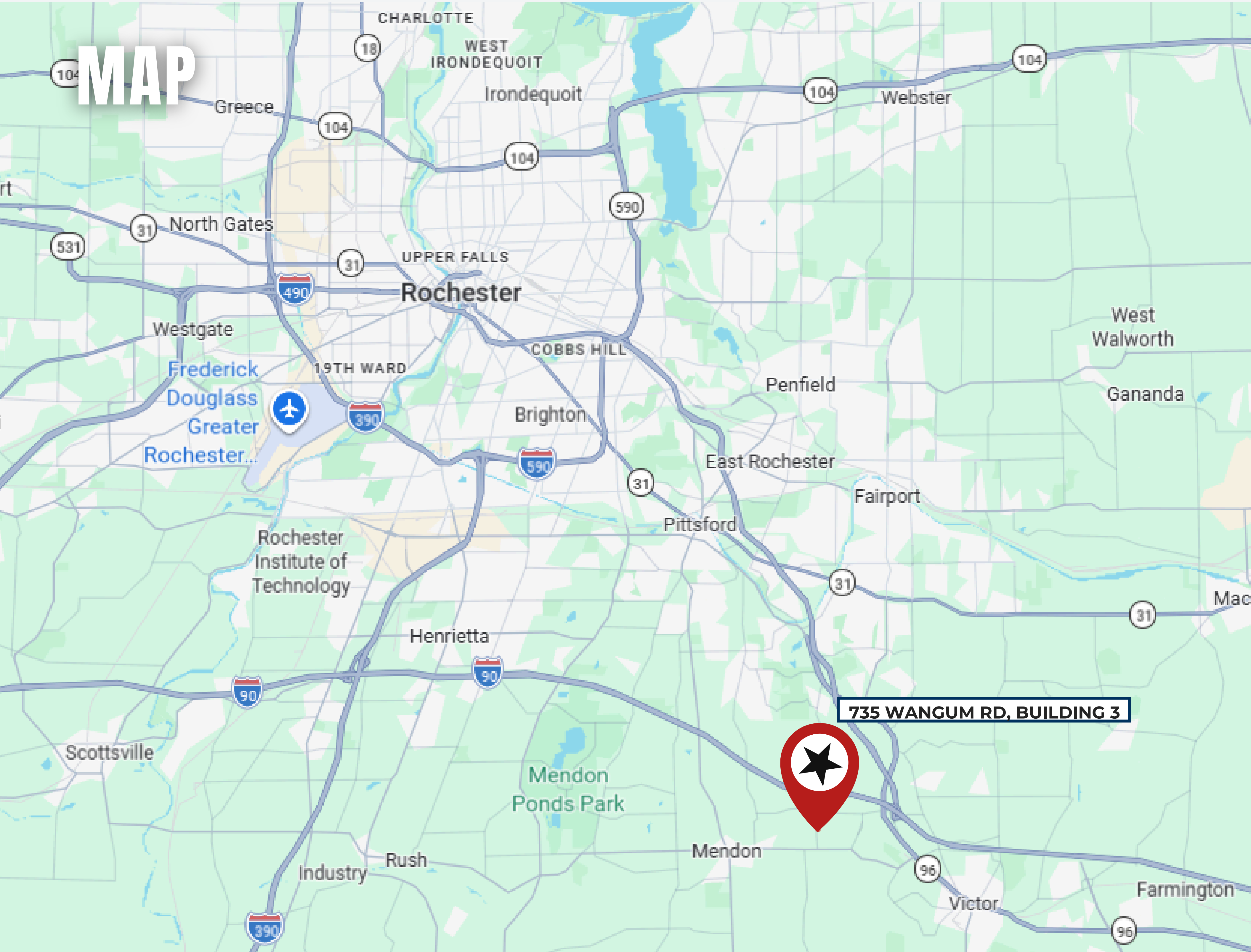
ABOUT VICTOR, NY

Victor, NY is one of the most desirable commercial and industrial submarkets in the Rochester MSA, known for its strong growth, high-income demographics, and strategic location along the I-90 (NYS Thruway) corridor. Positioned just southeast of Rochester, Victor offers excellent regional accessibility to Buffalo, Syracuse, and the broader Northeast, making it ideal for distribution and logistics users. The area is home to Eastview Mall and a dense concentration of national retailers, corporate offices, and light industrial users, driving consistent economic activity and workforce availability. With limited industrial supply, strong tenant demand, and a business-friendly environment, Victor continues to attract investment and development, making it a highly appealing location for commercial and industrial real estate.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	610	10,565	39,479
2024 POPULATION	567	10,466	38,723
2029 PROJECTION	559	10,448	38,518
HOUSEHOLD	**1-MILE**	**3-MILE**	**5-MILE**
2020 CENSUS	246	4,025	15,361
2024 HOUSEHOLDS	227	3,965	14,995
2029 PROJECTION	224	3,953	14,903
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
AVG HOUSEHOLD INCOME	$164,419	$174,413	$156,933



MAP


735 WANGUM RD, BUILDING 3
CHARLOTTE
WEST IRONDEQUOIT
Irondequoit
Greece
Webster
North Gates
UPPER FALLS
Rochester
Westgate
Frederick Douglass Greater Rochester...
19TH WARD
COBBS HILL
Brighton
Penfield
West Walworth
Gananda
East Rochester
Fairport
Pittsford
Rochester Institute of Technology
Henrietta
Scottsville
Mendon Ponds Park
Mendon
Rush
Industry
Victor
Farmington
104
18
590
31
531
490
390
590
90
96

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