



# 2700 MILLERSPORT HWY GETZVILLE, NY 14068

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED



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*OFFERING MEMORANDUM*

# EXCLUSIVELY *PRESENTED BY*



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# EXECUTIVE SUMMARY

This flex property at 2700 Millersport Highway in Getzville, NY presents a strong investment opportunity, offering 7,750 square feet of adaptable space on a generous 4.58-acre parcel. The building, which includes 2,750 square feet of office, features 18-foot clear height, five drive-in doors, and 50 parking spaces, positioning it well for a wide range of industrial and service-oriented tenants. Its functionality, combined with surplus land for potential expansion or outdoor storage, enhances long-term value and leasing flexibility. Located along a prominent commercial corridor with direct access to I-990 and I-290, the property benefits from consistently strong regional demand for small-to-mid-size industrial/flex assets. The surrounding Getzville/Amherst market—proximate to University at Buffalo, major employers, and a stable workforce—supports durable occupancy and rent growth. Overall, the asset offers investors a versatile building, a large site, and a strategically connected location, making it a compelling addition to an industrial portfolio.



## THE OFFERING

<b>Building SF</b>	7,750 SF
<b>Year Built/Reno</b>	1957
<b>Lot Size (Acres)</b>	4.58
<b>Parcel ID</b>	41.02-3-17.1
<b>Clear Height</b>	18'
<b>Drive Ins</b>	5

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Situated in Getzville just outside Buffalo, NY, the property benefits from strong regional connectivity and proximity to major transportation routes, enhancing access for employees, clients, and logistics.



**Expansive Space:** The facility offers over 7,750 square feet of total space, including 2,750 square feet of finished office area and a large, column-free industrial section. This expansive layout supports both administrative and operational efficiency.



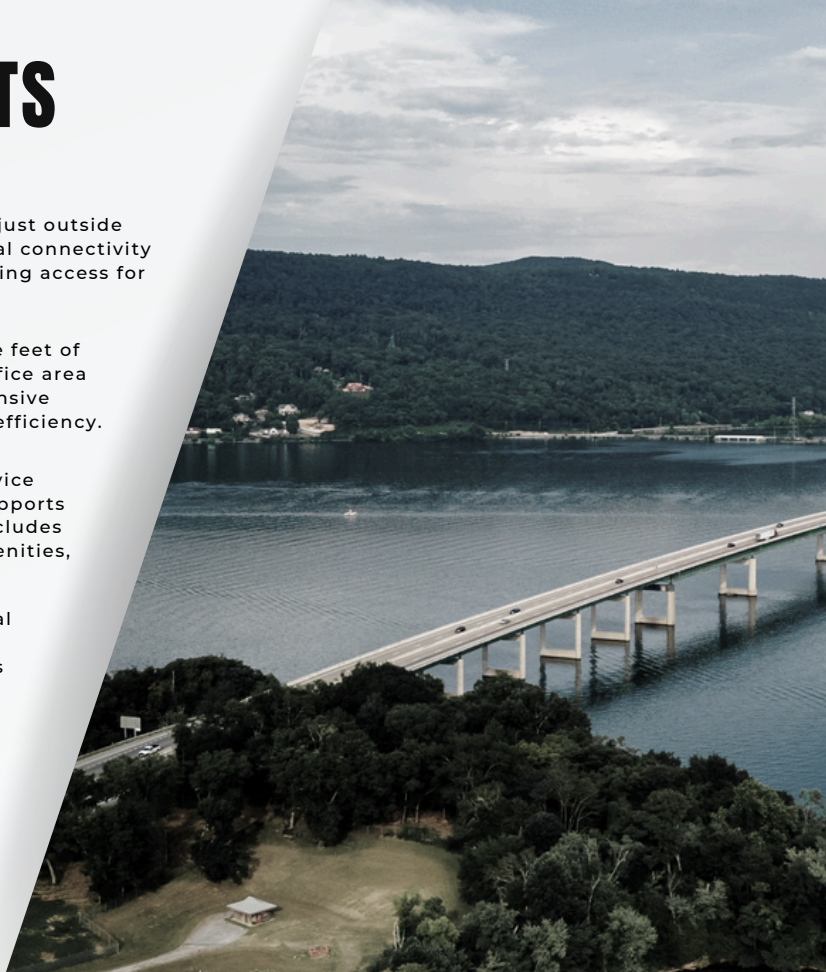
**Strategic Features:** With five drive-in doors, four service bays, and 18-foot clear ceiling height, the building supports flexible use and efficient workflow. The office area includes private offices, a conference room, and employee amenities, enhancing functionality.



**Industrial Infrastructure:** Designed for light industrial operations, the property's infrastructure supports seamless warehousing, service, or distribution use. Its balance of office and warehouse space ensures adaptability for a variety of business types.



**Zoning Advantage:** The property is zoned for light industrial use, making it ideal for service, distribution, or small-scale manufacturing operations.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$132,623	\$136,601	\$140,700	\$144,921	\$149,268	\$153,746
TAX & INS; MANGEMENT FEE	\$25,019	\$25,519	\$26,030	\$26,550	\$27,081	\$27,623
EFFECTIVE GROSS REVENUE	\$157,642	\$162,120	\$166,730	\$171,471	\$176,349	\$181,369
OPERATING EXPENSES						
PROPERTY TAX	\$22,693	\$23,147	\$23,610	\$24,082	\$24,563	\$25,055
INSURANCE	\$2,326	\$2,372	\$2,420	\$2,468	\$2,518	\$2,568
TOTAL OPERATING EXPENSES	\$25,019	\$25,519	\$26,030	\$26,550	\$27,081	\$27,623
NET OPERATING INCOME	\$132,623	\$136,601	\$140,700	\$144,921	\$149,268	\$153,746

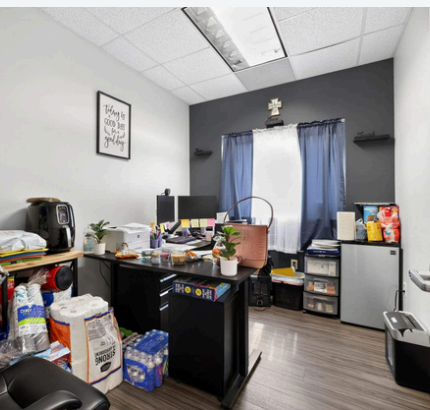
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# RENT ROLL

## 2700 MILLERSPORT HWY RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	WeDriveU, Inc.	7,750	\$132,623	\$17.11	06/01/2024	06/01/2034
TOTAL		7,750	\$132,623			



# TENANT SUMMARY

## **WeDriveU Inc.**

WeDriveU is a shared mobility solutions leader connecting communities, campuses and workplaces. Our 5,500+ team members operate 2,300 vehicles across 45+ U.S. locations as part of Mobico Group, which serves 1B bus and rail passenger journeys in 12 countries. Here's a look at how we're driving the future thanks to our exceptional team leading innovative shuttle and transit solutions.



## **LEASE OVERVIEW**

Lease Type	Triple Net
Lease Commencement	06/01/2024
Lease Expiration	06/01/2034
Base Term Remaining	9 years
Rental Increase	3% Annually

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# ABOUT GETZVILLE, NY

Getzville is a suburban community located just northeast of Buffalo, NY, within the town of Amherst—one of the region's most economically active areas.

Getzville offers a strategic location with access to major highways, a stable local economy, and proximity to the University at Buffalo and tech corridors.

The area supports a mix of office, light industrial, and flex space, appealing to businesses seeking affordability, accessibility, and a professional suburban setting outside the urban core. Its infrastructure and business-friendly environment make it an attractive alternative to more congested Buffalo markets.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	7,321	67,030	175,965
2024 ESTIMATE	7,571	70,012	183,111
2029 PROJECTION	7,557	69,977	182,914
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	3,047	24,492	71,747
2024 ESTIMATE	7,571	70,012	183,111
2029 PROJECTION	7,557	69,977	182,914
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$112,070	\$109,239	\$104,048



**MAP**

2700 MILLERSPORT HWY

Buffalo

Niagara Falls

Tonawanda

Cheektowaga

Depew

West Seneca

Marilla

Clarence

Williamsville

Kenmore

Tonawanda Town

Grandville Village

North Tonawanda

Wheatfield

Sanborn

Pendleton

South Lockport

Akron

Fort Erie

Lackawanna

405

31

62

78

190

70

98

25

3

1

290

90

33

20

400

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