



2700 MILLERSPORT HWY GETZVILLE, NY 14068

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED



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OFFERING MEMORANDUM

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EXCLUSIVELY PRESENTED BY



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PROPERTY OVERVIEW

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FINANCIAL OVERVIEW

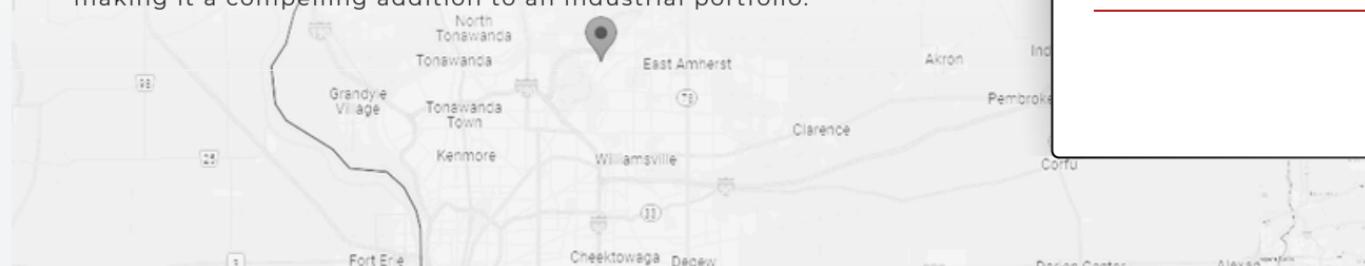
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EXECUTIVE SUMMARY

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.



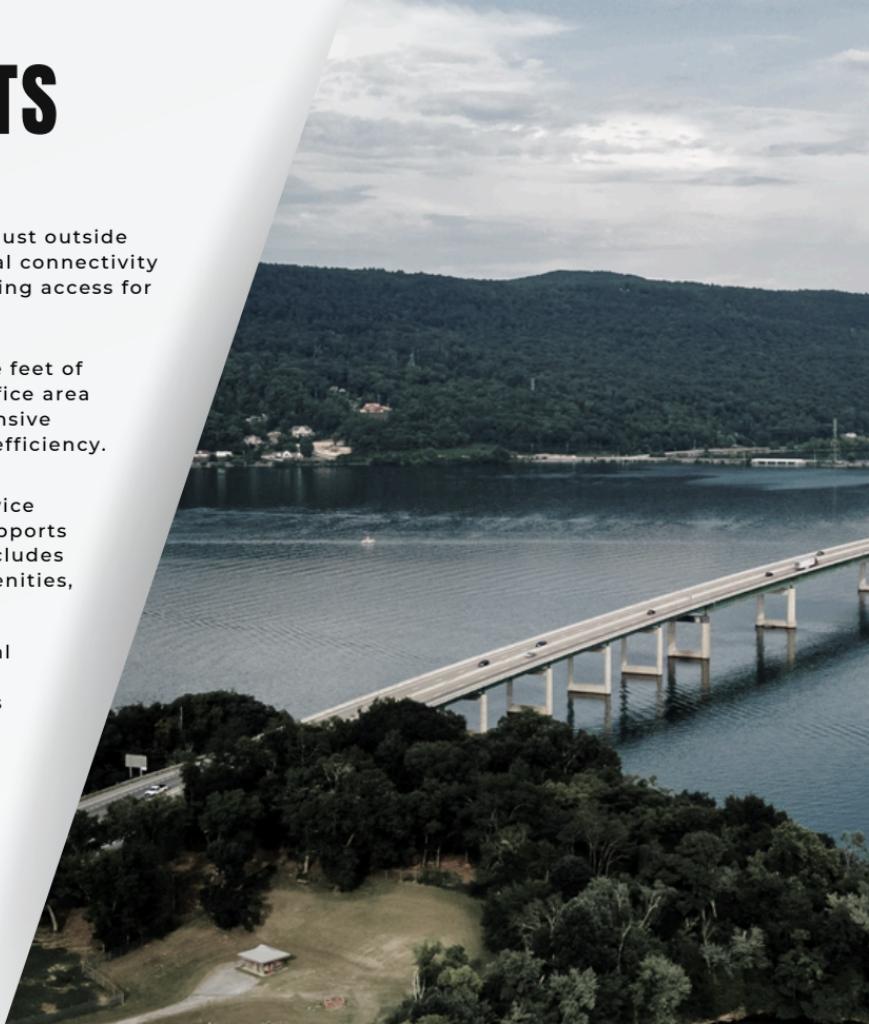
THE OFFERING

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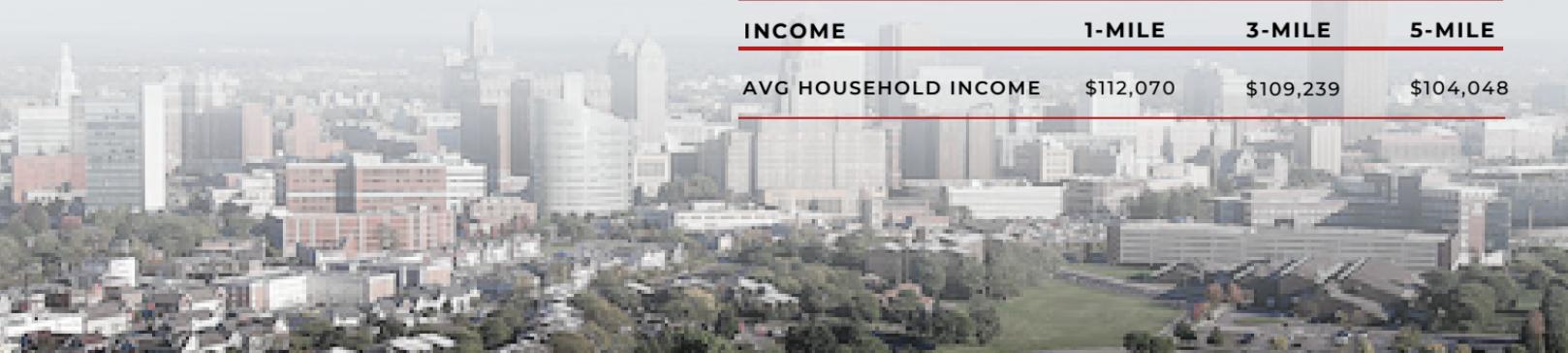
ABOUT GETZVILLE, NY

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.

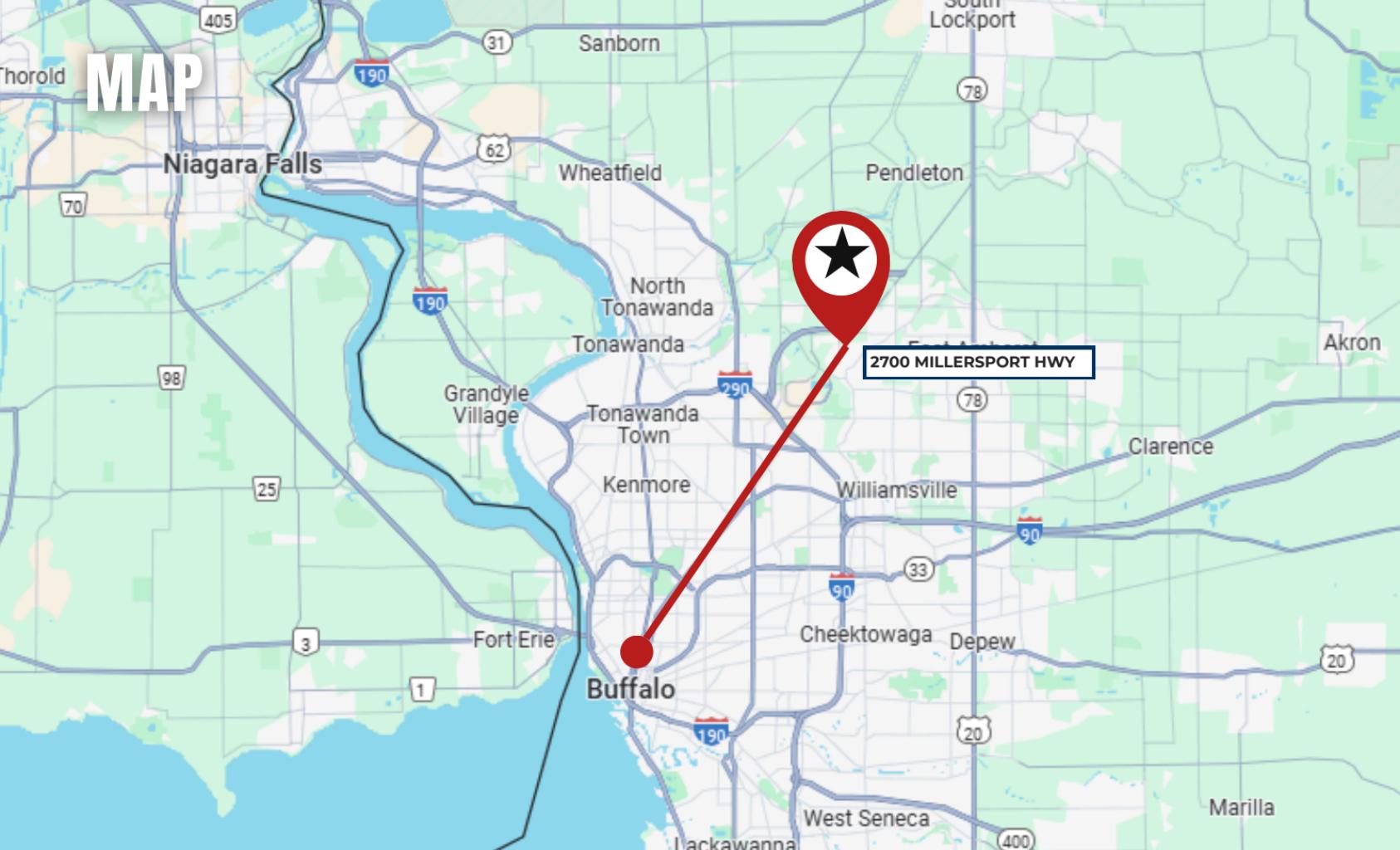
Getzville offers a strategic location with access to major highways, a stable local economy, and proximity to the University at Buffalo and tech corridors.

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



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