OFFERING MEMORANDUM | INVESTMENT OPPORTUNITY

# 126 E NIAGARA STREET

Tonawanda, New York

**Fully Occupied Multi-Tenant Industrial Asset**


EXCLUSIVELY LISTED BY

**Colby Garza**

LicensedRealEstateSalesperson | Symphony Real Estate


symphony
REAL ESTATE

EXECUTIVE SUMMARY

# A stabilized industrial investment

Current cash flow,full occupancy and a clear lease-structure pathway create a compelling industrial acquisition profile.

Symphony Real Estate is pleased to present 126 E Niagara Street, a 30,748-square-foot multi-tenant industrial warehouse in the sought-after Tonawanda industrial market. Situated on approximately 1.30 acres, the property combines masonry construction, flexible industrial layouts, multiple established tenants and efficient regional access.

PROPERTY AERIAL

| | |
|---|---|
| **30,748 SF** | BUILDING AREA |
| **1.30 AC** | SITE AREA |
| **100%** | OCCUPANCY |
| **~50** | ON-SITE PARKING |

## Investment thesis

- Stable in-place cash flow supported by a fully occupied, multi-tenant rent roll.
- Flexible warehouse and industrial configurations support manufacturing, contractor, fabrication and service uses.
- Opportunity to improve performance over time through lease restructuring, future renewals and NNN expense reimbursement.

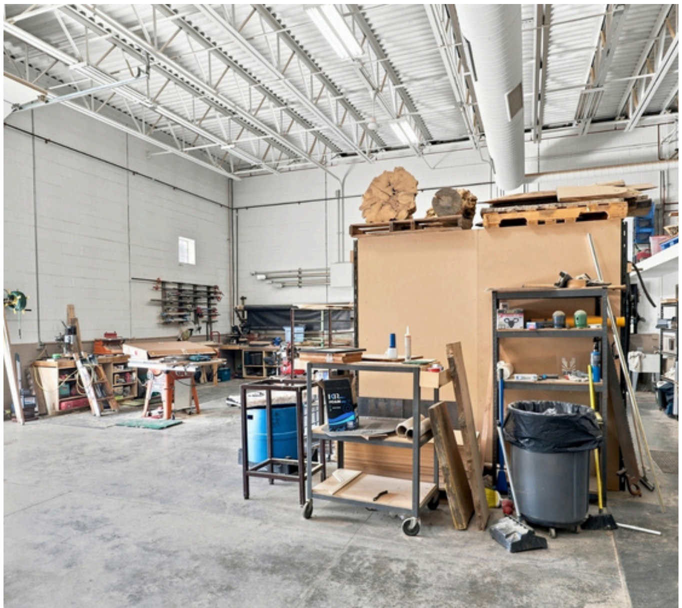
## Property at a glance

| | |
|---|---|
| ASSET TYPE | Multi-tenant industrial / warehouse |
| CONSTRUCTION | Masonry |
| DRIVE-IN ACCESS | 6 overhead doors |
| TENANCY | Multiple established tenants |
| SUBMARKET | Buffalo North Industrial |
| POSITIONING | Stabilized income + lease upside |

PROPERTY PROFILE

# Built for flexible industrial tenancy

A practical multi-tenant configuration supports a range of industrial, warehouse, contractor and service-oriented occupiers.



WAREHOUSE / SHOP INTERIOR

FLEXIBLE INDUSTRIAL SPACE

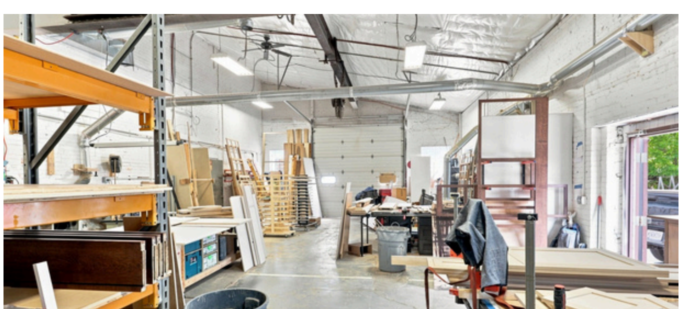
## Functional characteristics

- Approximately 30,748 SF of industrial warehouse area on an approximately 1.30-acre site.
- Six drive-in overhead doors supporting direct vehicle and equipment access.
- Approximately 50 on-site parking spaces serving multiple tenant operations.
- Durable masonry construction and flexible layouts that can accommodate diverse industrial users.

OCCUPANCY PROFILE

**100% OCCUPIED**

Multiple established tenantsprovidediversified in-place occupancy and current rental income across the asset.



TENANT INDUSTRIAL USE

MANUFACTURING / FABRICATION ENVIRONMENT

FINANCIAL PROFILE

# Income today. Lease upside tomorrow.

The existing income stream offers a stabilized base,while lease restructuring and expense recovery provide a defined avenue for future performance enhancement.

**$201,936**
GROSS ANNUAL RENTAL INCOME

**$120,484**
NET OPERATING INCOME

**100%**
CURRENT OCCUPANCY

## Value-creation strategy

The investment case is not dependent on lease-up. Instead, future performance can be pursued through the structure and renewal of existing tenancy as opportunities arise.

LEASE RESTRUCTURING
Revisit lease structure at renewals to better align economics with ownership objectives.

NNN EXPENSE RECOVERY
Move toward tenant reimbursement of operating expenses where appropriate and achievable.

RENEWAL-DRIVEN UPSIDE
Use future lease renewals as the primary mechanism to enhance long-term investment performance.

ESTABLISHED INDUSTRIAL TENANCY

CURRENT INCOME PROFILE

| | |
|---|---|
| Gross Rental Income | **$201,936** |
| Net Operating Income | **$120,484** |
| NOI / Gross Income | **59.7%** |

***Financial figures are based on information supplied for marketing purposes and should be independently verified by prospective purchasers.***

LOCATION & ACCESS

# Connected across Western New York

The Tonawanda location offers efficient access to major regional corridors, supporting distribution, manufacturing, fabrication and service-oriented operations.

TONAWANDA INDUSTRIAL SETTING AND REGIONAL INFRASTRUCTURE

## Regional connectivity

- I-190: major north-south connection through Buffalo and the Niagara region.
- I-290: key east-west connector through the Buffalo metropolitan area.
- Route 62: regional commercial and industrial access corridor.
- Peace Bridge: direct cross-border connection to Southern Ontario and Canadian markets.

MARKET POSITIONING

### BUFFALO NORTH INDUSTRIAL SUBMARKET

A strategic location for industrial users requiring access throughout Western New York and Southern Ontario.

AERIAL CONTEXT

PROPERTY GALLERY

# A closer look at the asset

Industrial-utility improvements and a sizable paved operating area support varied occupancy needs across the property.


SITE AND PAVED OPERATING AREA


FINISHED TENANT SPACE


TENANT AMENITY / OFFICE SPACE

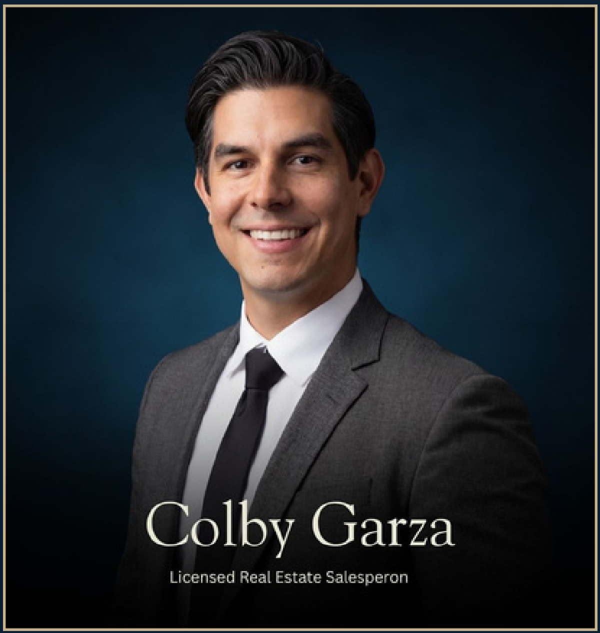

INDUSTRIAL PRODUCTION SPACE


126 E NIAGARA STREET | TONAWANDA, NEW YORK

EXCLUSIVE REPRESENTATION

# LET'S TALK

For additional information, due diligence materials or a private tour:





## Colby Garza

LICENSED REAL ESTATE SALESPERSON

Symphony Real Estate

Direct 214-874-1568

Office 716-771-5104

NY License 10401387676

Colby@symphonycommercial.com


## 126 E NIAGARA STREET | TONAWANDA, NEW YORK

A stabilized, fully occupied industrial investment offering dependable in-place income and meaningful long-term upside through future lease renewals, restructuring and operating expense recovery.