

Rexel USA, Inc Logistics & Office

Net Leased Investment Offering

175 Josons Drive
Henrietta, New York 14586

37,575 Square Feet Fully Leased Through February 2035



Offering Overview

CBRE Upstate NY, as exclusive broker, is pleased to present to qualified investors the opportunity to acquire 175 Josons Drive in suburban Rochester, New York (the "Property"). The Property offers 37,575 rentable square feet of recently expanded and highly functional warehouse/manufacturing and office space that is 100.0% leased to Rexel USA, Inc on a long-term basis.

The Property is centrally located in the suburbs of the Rochester metropolitan area, approximately 4 miles (7 minute drive time) from the New York State Thruway/ Interstate-90 interchange with I-390, providing multi-directional access throughout Western New York and the Finger Lakes Region.

Offering Details

- + 37,575 Square Feet
- + 100% Leased, LED 02/28/2035
- + Lease Type: Triple Net
- + Sale Price: \$4,955,000

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175 Josons Drive | Henrietta, NY 14586

For Sale

Property Summary

Property Address	175 Josons Drive, Rochester, NY 14623
Building Size	37,575 Rentable Square Feet
Warehouse/Manufacturing Area	17,225 Square Feet (46%)
Office Area	20,350 Square Feet (54%)
Land Area	8.98 Acres
Year Built	2015, Expanded 2019
Clear Height	20'
Loading	2 Docks, 1 Grade Level Door
Loading Configuration	Side-Loading
Car Parking Spaces	115



Lease Summary

Tenant	Rexel USA, Inc (through acquisition of Horizon Solutions)
Premises	37,575
Tenant's % of Building	100.00%
Lease Term	20 Years
Lease Commencement Date	March 1, 2015
Lease Expiration Date	February 28, 2035
Escalations	Approximately 5.0% Every 5 Years
Lease Type	Landlord Responsible For Roof and Structure
Extension Options	One 5-Year Renewal



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