



595 HAGUE ST ROCHESTER, NY 14606

INDUSTRIAL PROPERTY
OWNER USER

Ryan Jenkins
VP of Investment Sales
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OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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5912 N Burdick St,
East Syracuse, NY 13057



PROPERTY OVERVIEW

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FINANCIAL OVERVIEW

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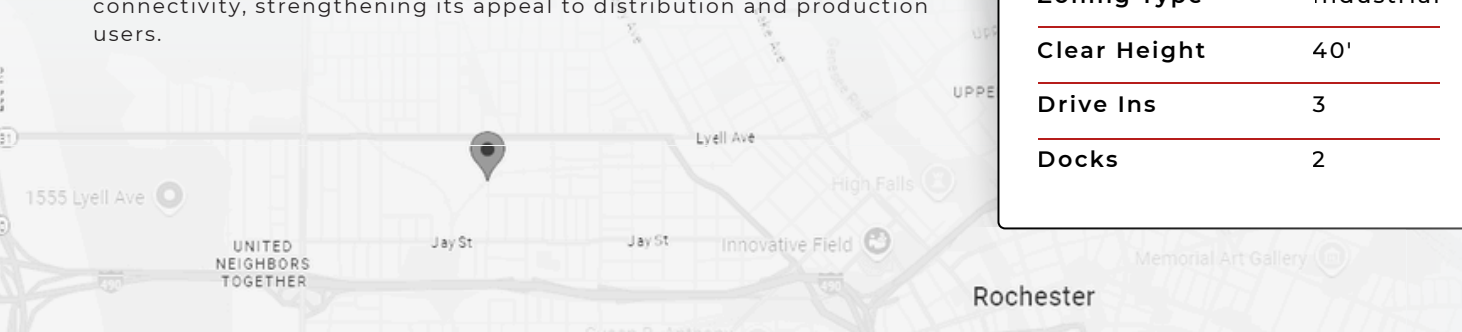
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EXECUTIVE SUMMARY

The industrial property at 595 Hague Street, Rochester, NY presents a compelling owner user opportunity within a strengthening Upstate New York industrial market. This 40,662-square-foot, single-tenant facility sits on a valuable 8.23-acre parcel—an increasingly scarce land profile that enhances long-term appreciation and redevelopment potential. Featuring 40-foot clear height, two dock-high doors, and three drive-in doors, the building supports modern logistics and manufacturing operations. Constructed in 1968 and maintained to support ongoing industrial use, the asset offers operational efficiency with flexibility for a wide range of industries. Its strategic location near I-490, I-390, and the NY State Thruway provides superior regional connectivity, strengthening its appeal to distribution and production users.



THE OFFERING

Building SF	40,662 SF
Year Built	1968
Lot Size (Acres)	8.23
Parcel ID	105.72-1-57.001
Zoning Type	Industrial
Clear Height	40'
Drive Ins	3
Docks	2

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: The property offers immediate access to I-490, I-390, and the NY State Thruway, enabling efficient regional distribution and strong logistical connectivity.



Expansive Space: Its 40,662 SF building on an 8.23-acre parcel provides ample room for operations, outdoor storage, and future expansion potential.



Strategic Features: With 40ft clear height, two dock-high doors, and three drive-in doors, the facility supports modern industrial workflows and high-efficiency material handling.



Industrial Infrastructure: Robust construction and flexible industrial systems allow the property to accommodate warehousing, production, and distribution requirements.



Zoning Advantage: Industrial-friendly zoning allows a wide range of permitted uses, expanding the appeal



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$24,000	\$24,300	\$14,420	\$0	\$0	\$0
TAX & INS; MANGEMENT FEE	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS REVENUE	\$24,000	\$24,300	\$14,420	\$0	\$0	\$0
OPERATING EXPENSES						
PROPERTY TAX	\$22,608.00	\$23,060.16	\$23,521.36	\$23,991.79	\$24,471.63	\$24,961.06
INSURANCE	\$14,232	\$14,516.33	\$14,806.66	\$15,102.79	\$15,404.85	\$15,712.95
TOTAL OPERATING EXPENSES	\$36,839.70	\$37,576.49	\$38,328.02	\$39,094.58	\$39,876.48	\$40,674.01
NET OPERATING INCOME	-\$12,840	-\$13,276	-\$23,908	-\$39,095	-\$39,876	-\$40,674

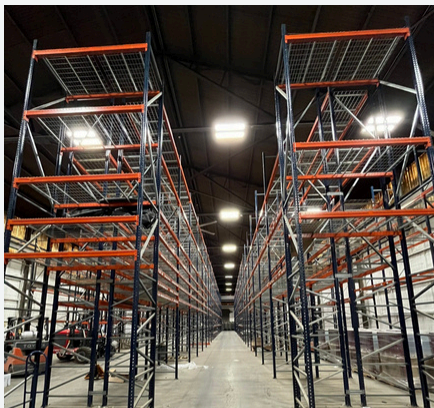
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RENT ROLL

595 HAGUE ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Lease From	Lease To
Space 1	Vacant	40,662			
Land	Mainlining America LLC		\$24,000	08/01/2025	07/31/2027



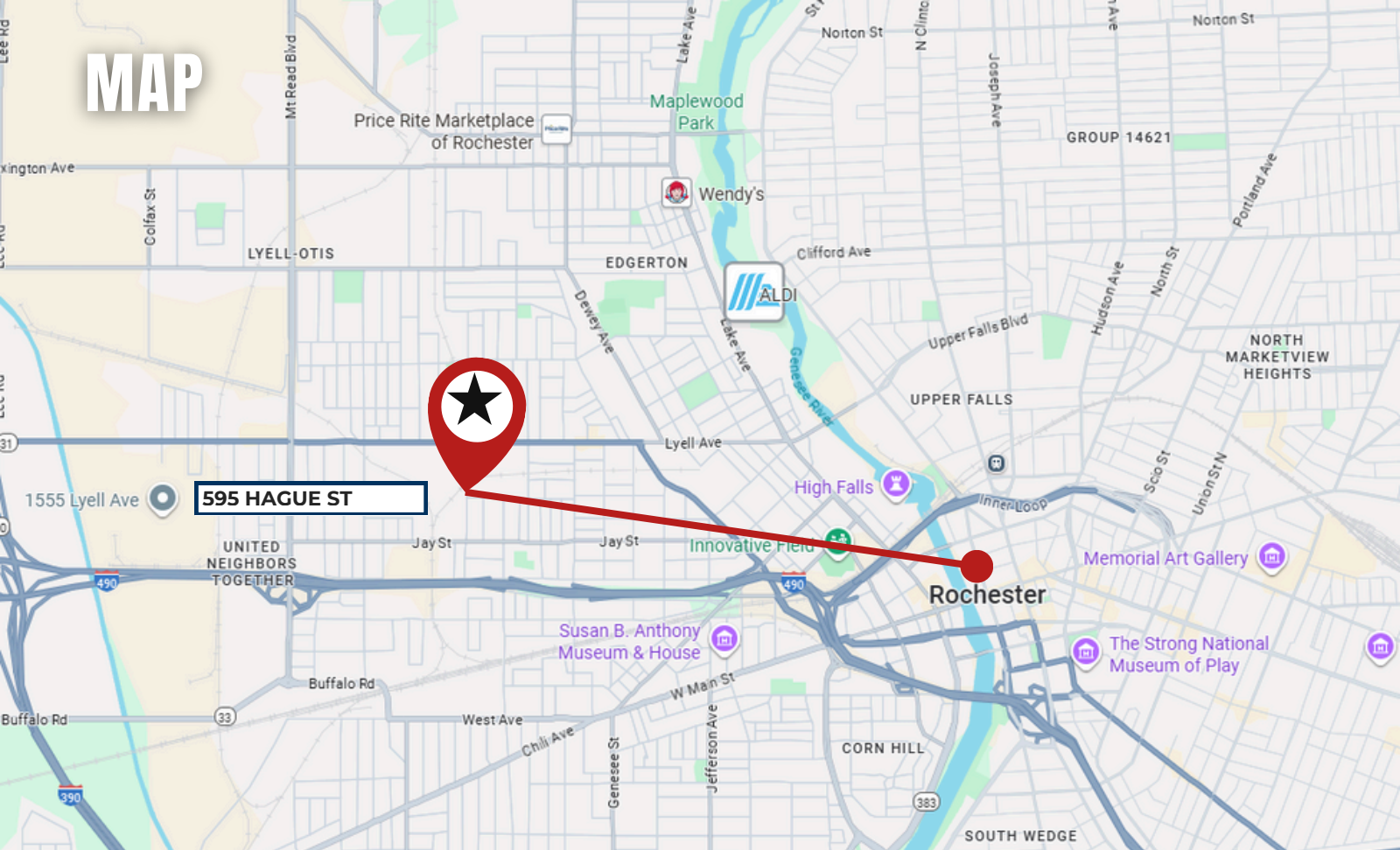
ABOUT ROCHESTER, NY

Rochester, NY, offers a diverse commercial real estate market with strong opportunities in industrial, office, and retail sectors. Known for its industrial heritage, the city is ideal for manufacturing, distribution, and logistics, thanks to its strategic location and affordable property rates.

The office market is stable, with both traditional and adaptive spaces, while retail faces challenges due to e-commerce trends. Overall, Rochester provides a cost-effective environment with long-term growth potential, particularly in industrial and tech-related sectors.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	19,769	136,211	309,734
2024 ESTIMATE	18,589	133,916	302,776
2029 PROJECTION	18,145	131,911	297,903
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	7,495	57,536	135,283
2024 ESTIMATE	7,026	56,851	132,382
2029 PROJECTION	6,850	56,030	130,209
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$40,916	\$57,108	\$67,280

MAP



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