



# 595 HAGUE ST ROCHESTER, NY 14606

INDUSTRIAL PROPERTY  
OWNER USER



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OFFERING MEMORANDUM

# TABLE OF CONTENTS

# EXCLUSIVELY PRESENTED BY



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## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

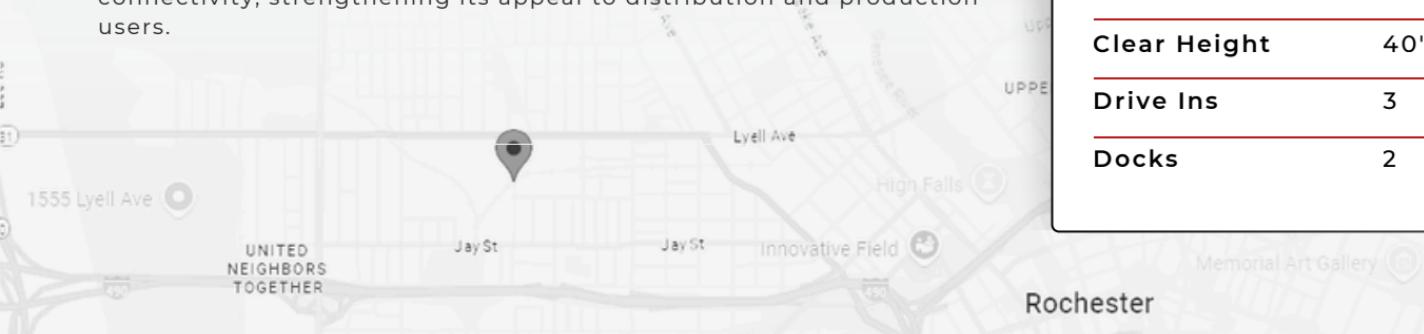
Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

About Rochester, NY  
Demographics  
Map

# 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

|                         |                 |
|-------------------------|-----------------|
| <b>Building SF</b>      | 40,662 SF       |
| <b>Year Built</b>       | 1968            |
| <b>Lot Size (Acres)</b> | 8.23            |
| <b>Parcel ID</b>        | 105.72-1-57.001 |
| <b>Zoning Type</b>      | Industrial      |
| <b>Clear Height</b>     | 40'             |
| <b>Drive Ins</b>        | 3               |
| <b>Docks</b>            | 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      |
|---------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>GROSS REVENUE</b>      |             |             |             |             |             |             |
| 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         |
| <b>OPERATING EXPENSES</b> |             |             |             |             |             |             |
| 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

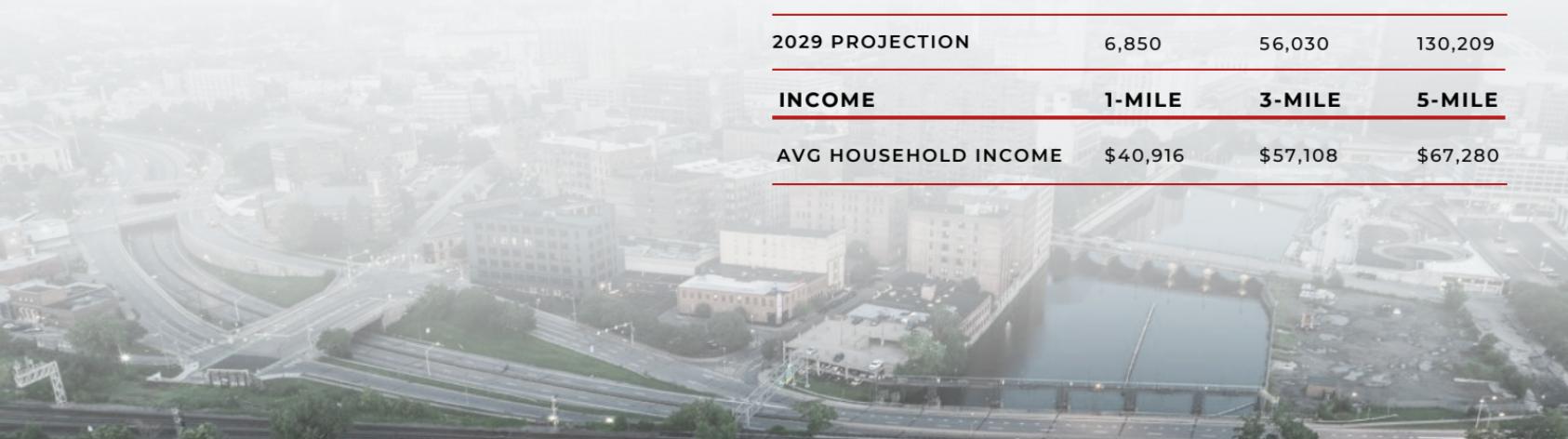
| UNIT    | TENANT NAME            | SQFT   | Annual Rent | Lease From | Lease To   |
|---------|------------------------|--------|-------------|------------|------------|
| Space 1 | Vacant                 | 40,662 |             |            |            |
| Land    | Mainlining America LLC |      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



# ABOUT ROCHESTER, NY

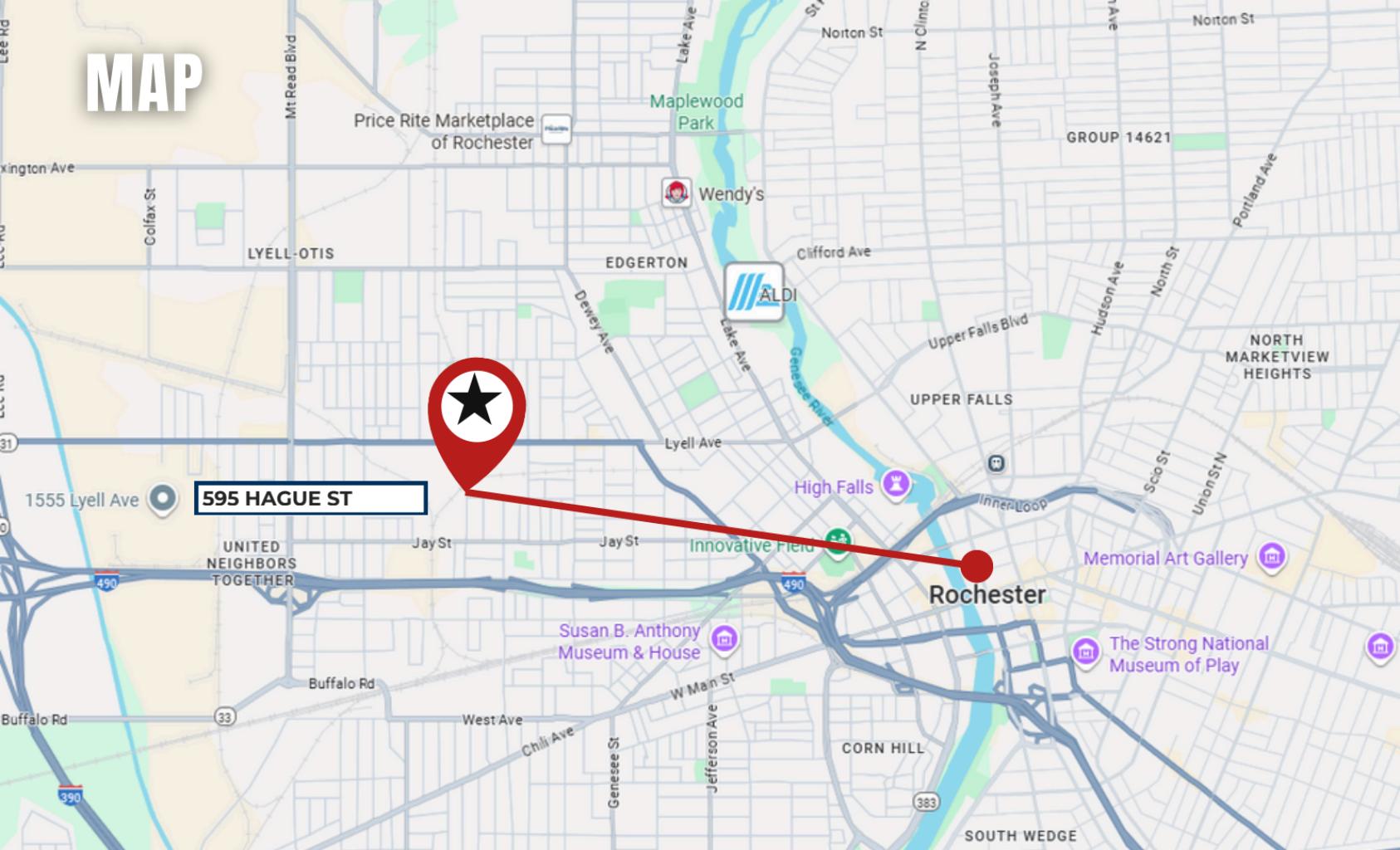
Rochester, NY, offers a diverse commercial real estate market with strong opportunities in industrial, office, and retail sectors. Known for its industrial heritage, the city is ideal for manufacturing, distribution, and logistics, thanks to its strategic location and affordable property rates.

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.



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

# MAP



# 595 HAGUE ST | ROCHESTER, NY 14606

## OFFERING MEMORANDUM

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