

Industrial Investment

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

American Filtration Technologies American Machining Technologies

Corporate Headquarters & Manufacturing

100 Thruway Park Dr
Rochester, NY 14586
www.100ThruwayPark.com

Long-Term Net Lease Investment Opportunity



Offering Overview

CBRE Upstate NY as exclusive broker, is pleased to present to qualified investors the opportunity to acquire 100 Thruway Park Drive, Henrietta, Monroe County, New York (the "Property"). The Property offers 52,462 rentable square feet of well maintained and highly functional warehouse/manufacturing space that is 100.0% leased to American Filtration Technologies (AFT) and American Machining Technologies (AMT) on a long-term basis.

The Property is located on the south side of the Rochester metropolitan area, immediately adjacent to the New York State Thruway/Interstate-90, less than 5 minutes (drive time) from the I-90 Exit 46 interchange with I-390 providing multi-directional access throughout Western New York and the Finger Lakes Region.

Physical Summary

Property Address	100 Thruway Park Drive, Henrietta, NY 14586
Building Size	52,462 Rentable Square Feet
Warehouse/Manufacturing Area	Approximately 87%
Office Area	Approximately 13%
Land Area	5.83 Acres
Year Built	2004, Expanded 2015
Clear Height	21'
Loading	1 Grade Level Doors, 3 Dock High Doors
Loading Configuration	Rear
Sprinkler Coverage	Full

2.5%

Annual Rent Increases

52K

Square Feet

100%

NNN Leased

2036

Lease Expiration Date 12/31/36



Investment Highlights

100% Leased, purpose built industrial facility, less than 5 minutes from I-90 with 11+ years of remaining term.

Secure Core Income Stream + Residual Yield Upside

- + The Property benefits from secure in-place cash flow with 100.0% of the square footage leased to high quality tenants.
- + 2.5% annual rental increases throughout the term.
- + Tenants' investment in equipment /machinery / FF&E, the purpose-built nature of the building and strategic location for serving regional client base create a high likelihood for renewal.
- + Tenant renewals are structured to offer continued 2.5% annual rent increases, providing the potential to realize continuous NOI increases.

Extreme Barriers To Entry

- + *Rapid Construction Cost Growth:* Increasingly prohibitive on- and off-site improvement requirements, in addition to surging costs and lead times for construction materials, have restricted competing logistics and light industrial development in Greater Rochester, NY.
- + *Drawn-Out Entitlements:* Protracted zoning and approval processes can span multiple years to reposition land.
- + *Constraints on Local Utilities:* New York State Electric & Gas (NYSEG) and Rochester Gas & Electric (RG&E) are currently operating at near full capacity, resulting in extensive delays of new industrial construction and limiting competition for existing buildings.

Please visit www.100ThruwayPark.com for additional information.





Please visit www.100ThruwayPark.com to view the confidential offering memorandum.

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