



735 WANGUM RD BUILDING 3 VICTOR, NY 14453

INDUSTRIAL PROPERTY
OWNER USER


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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PROPERTY OVERVIEW

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- Investment Highlights
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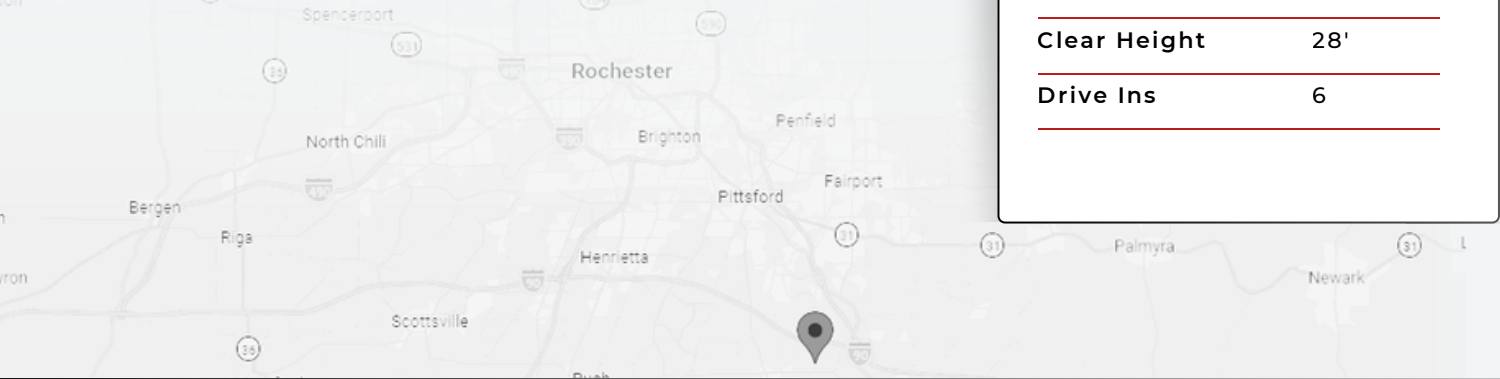
LOCATION OVERVIEW

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EXECUTIVE SUMMARY

735 Wangum Rd in Victor, NY presents a vacant industrial opportunity offering approximately 27,000 SF on 4 acres in a strategic Finger Lakes location. Originally built in 1960, the property features 28' clear heights and six drive-in doors, providing strong functionality for warehousing, manufacturing, distribution, or contractor users. The industrial zoning and sizable site allow for operational flexibility, outdoor storage potential, and efficient vehicle circulation. Conveniently positioned near I-90 (NYS Thruway) and the greater Rochester market, the property offers excellent regional connectivity and access to a skilled Upstate New York labor pool.



THE OFFERING

Building SF	+ -27,000
Year Built	1960
Lot Size (Acres)	4
Zoning Type	Industrial
Clear Height	28'
Drive Ins	6

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned in Victor's highly desirable industrial corridor with immediate access to I-90 and Route 96, providing seamless connectivity to Rochester, Buffalo, and Syracuse.



Expansive Space: Situated on 4 acres, the property offers substantial excess land ideal for outdoor storage, fleet parking, or future expansion.



Strategic Features: 28' clear height and 6 drive-in doors allow for efficient operations, accommodating a variety of industrial users and equipment needs.



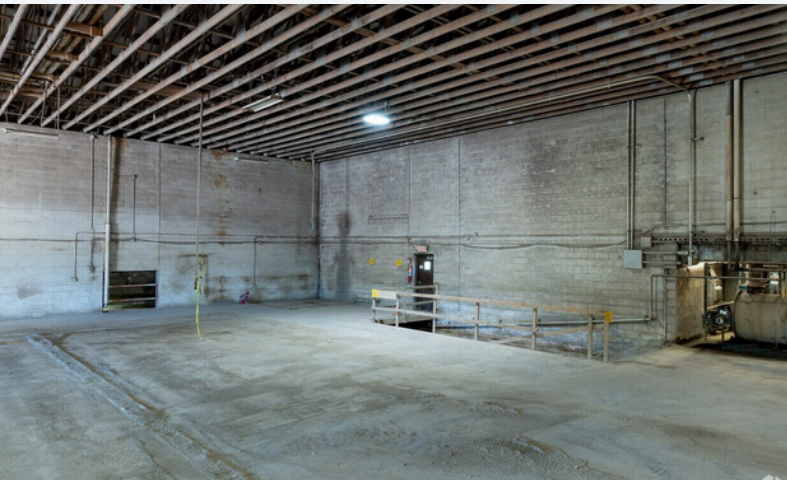
Industrial Infrastructure: Equipped to support heavy manufacturing, logistics, and other power-intensive operations.



Zoning Advantage: Light industrial zoning supports a wide range of uses including warehousing, distribution, manufacturing, and outdoor storage—offering flexibility for both users and investors.



PHOTOS

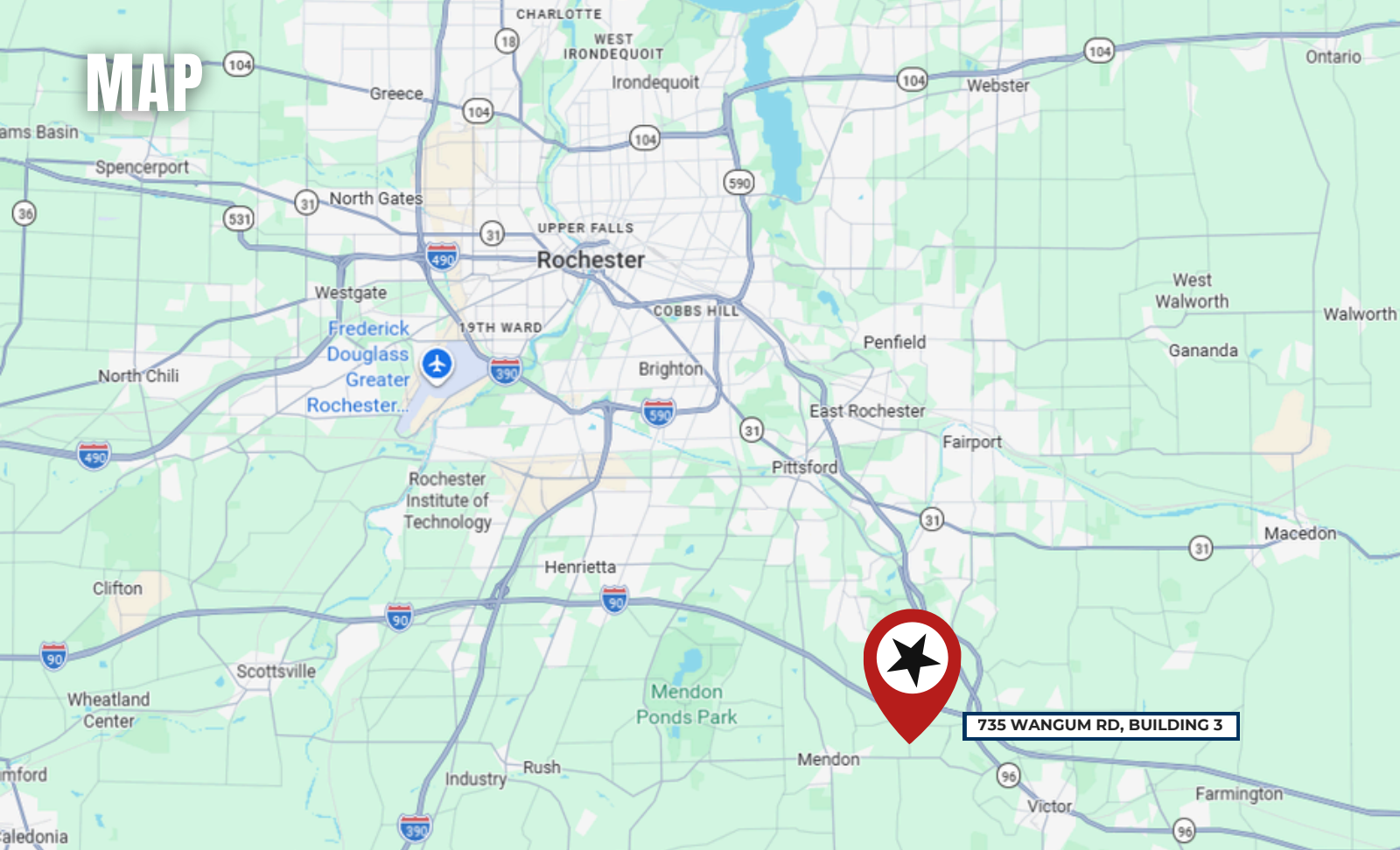


ABOUT VICTOR, NY

Victor, NY is one of the most desirable commercial and industrial submarkets in the Rochester MSA, known for its strong growth, high-income demographics, and strategic location along the I-90 (NYS Thruway) corridor. Positioned just southeast of Rochester, Victor offers excellent regional accessibility to Buffalo, Syracuse, and the broader Northeast, making it ideal for distribution and logistics users. The area is home to Eastview Mall and a dense concentration of national retailers, corporate offices, and light industrial users, driving consistent economic activity and workforce availability. With limited industrial supply, strong tenant demand, and a business-friendly environment, Victor continues to attract investment and development, making it a highly appealing location for commercial and industrial real estate.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	610	10,565	39,479
2024 POPULATION	567	10,466	38,723
2029 PROJECTION	559	10,448	38,518
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	246	4,025	15,361
2024 HOUSEHOLDS	227	3,965	14,995
2029 PROJECTION	224	3,953	14,903
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$164,419	\$174,413	\$156,933

MAP



735 WANGUM RD, BUILDING 3

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