



62 LA GRANGE AVE ROCHESTER, NY 14613

INDUSTRIAL PROPERTY
FULLY LEASED


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,
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PROPERTY OVERVIEW

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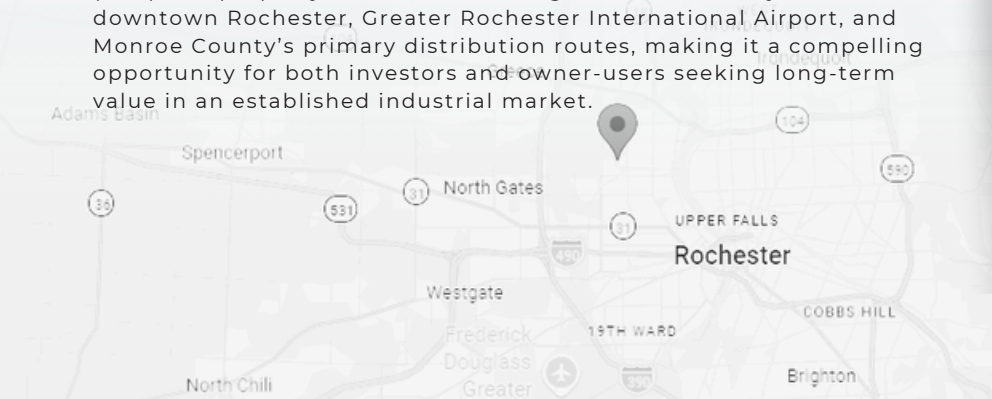
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EXECUTIVE SUMMARY

62 LaGrange Ave is a well-positioned industrial investment opportunity in Rochester's west side industrial corridor, offering 20,339 SF on 1.59 acres with a well maintained office, 18' clear heights and an exceptional 14 drive-in doors, providing strong functionality for a wide range of industrial and service users. The high door count supports flexible operations, efficient circulation, and strong leasing appeal for small-bay industrial tenants. Strategically located just minutes from I-490 and I-390 with direct access to the NYS Thruway (I-90), the property offers excellent regional connectivity to downtown Rochester, Greater Rochester International Airport, and Monroe County's primary distribution routes, making it a compelling opportunity for both investors and owner-users seeking long-term value in an established industrial market.



THE OFFERING

Building SF	20,339
Year Built	2004
Lot Size (Acres)	1.59
Parcel ID	090.71-1-6.001
Zoning Type	M1
Clear Height	18'
Drive Ins	14

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned just minutes from I-490 and I-390 with seamless connectivity to the NYS Thruway (I-90), providing efficient access to Downtown Rochester, Greater Rochester International Airport, and key regional distribution corridors.



Expansive Space: 20,339 SF situated on 1.59 acres offers an attractive balance of functional building size and usable yard area, supporting parking, fleet staging, and operational circulation for multi-tenant or single-user configurations.



Strategic Features: An exceptional 14 drive-in doors combined with 18' clear heights create rare small-bay functionality, maximizing tenant flexibility, improving leasing velocity, and appealing to contractors, fleet operators, and service-based industrial users.



Industrial Infrastructure: Well-maintained office buildout paired with high door counts and clear span warehouse space delivers durable industrial fundamentals designed to support long-term operational efficiency and stable cash flow performance.



Zoning Advantage: Industrial zoning within Rochester's established west side corridor supports a broad range of warehouse, contractor, service, and light manufacturing uses—enhancing tenant diversity and long-term leasing flexibility.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$131,993	\$134,602	\$137,812	\$141,119	\$144,524	\$148,032
TAX & INS	\$35,619	\$36,331	\$37,058	\$37,799	\$38,555	\$39,326
EFFECTIVE GROSS REVENUE	\$167,611	\$170,934	\$174,870	\$178,918	\$183,079	\$187,358
OPERATING EXPENSES						
PROPERTY TAX	\$31,194	\$31,818	\$32,455	\$33,104	\$33,766	\$34,441
INSURANCE	\$4,425	\$4,513	\$4,603	\$4,695	\$4,789	\$4,885
TOTAL OPERATING EXPENSES	\$35,619	\$36,331	\$37,058	\$37,799	\$38,555	\$39,326
NET OPERATING INCOME	\$131,993	\$134,602	\$137,812	\$141,119	\$144,524	\$148,032

RENT ROLL

62 LA GRANGE AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Gardenway Developer's and Arcadio Vargas of Vargas Automotive	6,750	\$27,600	\$4.09	07/01/2022	06/30/2027
Space 2	Joe Johnson Equipment	13,589	\$104,393	\$7.68	02/01/2024	01/31/2029
TOTAL		20,339	\$131,993			



TENANT SUMMARY

Joe Johnson Equipment (USA)



Joe Johnson Equipment is Canada's largest and one of North America's leading infrastructure-maintenance equipment suppliers. JJE proudly serves municipalities, contractors, haulers and industrial companies in Canada and the U.S. JJE has a long-standing reputation for distributing industry-leading products through its national branch network with a keen focus on customer support.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	02/01/2024
Lease Expiration	01/31/2029
Base Term Remaining	3 years
Options	One (1) Option to Extend for Five (5) years
Rental Increase	3% annually



Gardenway Developer's and Arcadio Vargas of Vargas Automotive

Vargas Auto Repair and Collision is a full-service automotive repair and collision shop in Rochester, NY, serving the community since 2008. The company provides maintenance, diagnostics, body and paint work, brakes, transmissions, inspections, tires, and towing for both domestic and import vehicles, using advanced technology to deliver reliable, efficient service.

LEASE OVERVIEW

Lease Type	Modified Gross
Lease Commencement	07/01/2022
Lease Expiration	06/30/2027
Base Term Remaining	None, currently in extension.

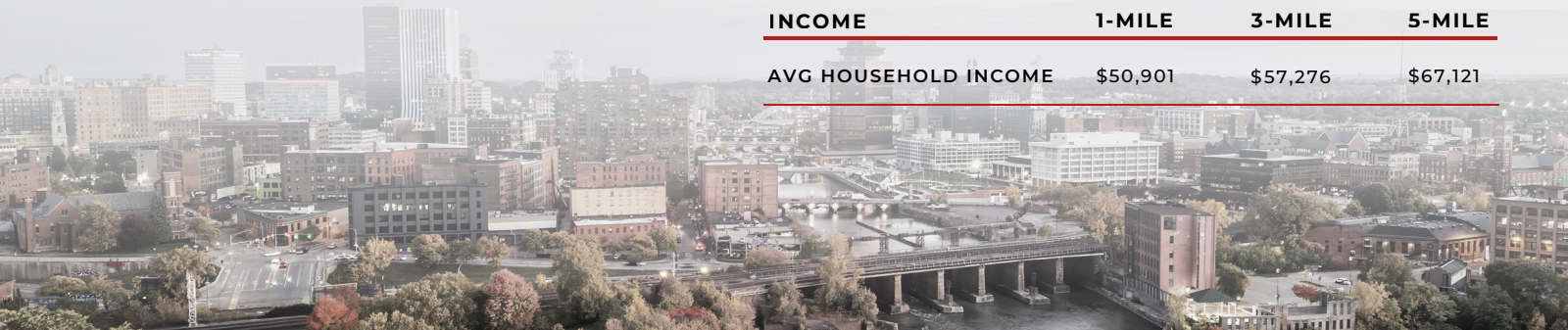


ABOUT ROCHESTER, NY

Rochester is a strategic Upstate New York industrial hub offering strong transportation infrastructure, a skilled labor force, and competitive operating costs compared to larger Northeast markets. The city benefits from immediate access to I-490, I-390, and the NYS Thruway (I-90), proximity to Greater Rochester International Airport, and convenient cross-border trade access to Canada via Lake Ontario.

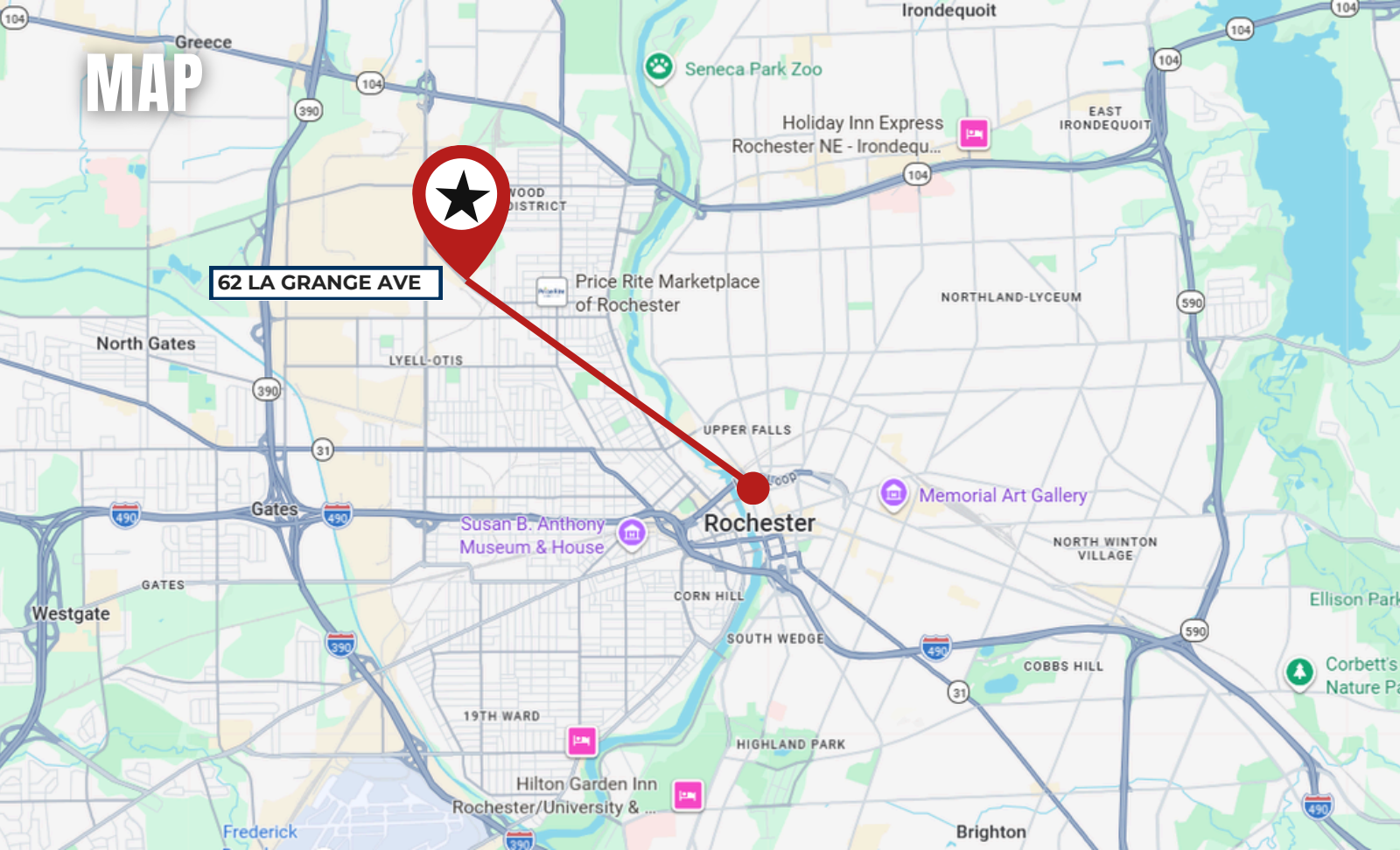
With a long-standing manufacturing and technology base—spanning optics, advanced manufacturing, food production, and distribution—Rochester supports consistent demand for warehouse, flex, and small-bay industrial space. Its established industrial corridors, infill locations, and relatively affordable land and tax structure make it especially attractive for investors and owner-users seeking durable cash flow and long-term growth within a stable regional market.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	17,312	129,318	320,085
2024 POPULATION	16,691	126,820	314,238
2029 PROJECTION	16,375	124,859	309,439
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	6,558	53,693	138,836
2024 HOUSEHOLDS	6,324	52,764	136,456
2029 PROJECTION	6,201	51,944	134,334
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$50,901	\$57,276	\$67,121



MAP

62 LA GRANGE AVE



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