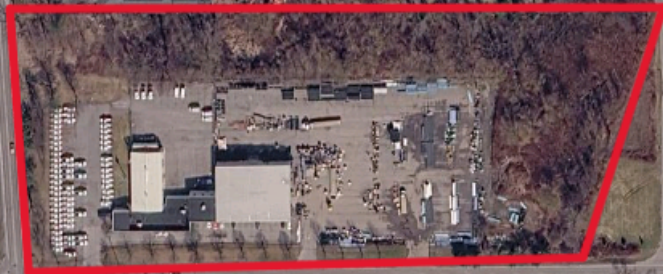




# 6800 W HENRIETTA RD RUSH, NY 14543

INDUSTRIAL PROPERTY  
FULLY LEASED



OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



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## PROPERTY OVERVIEW

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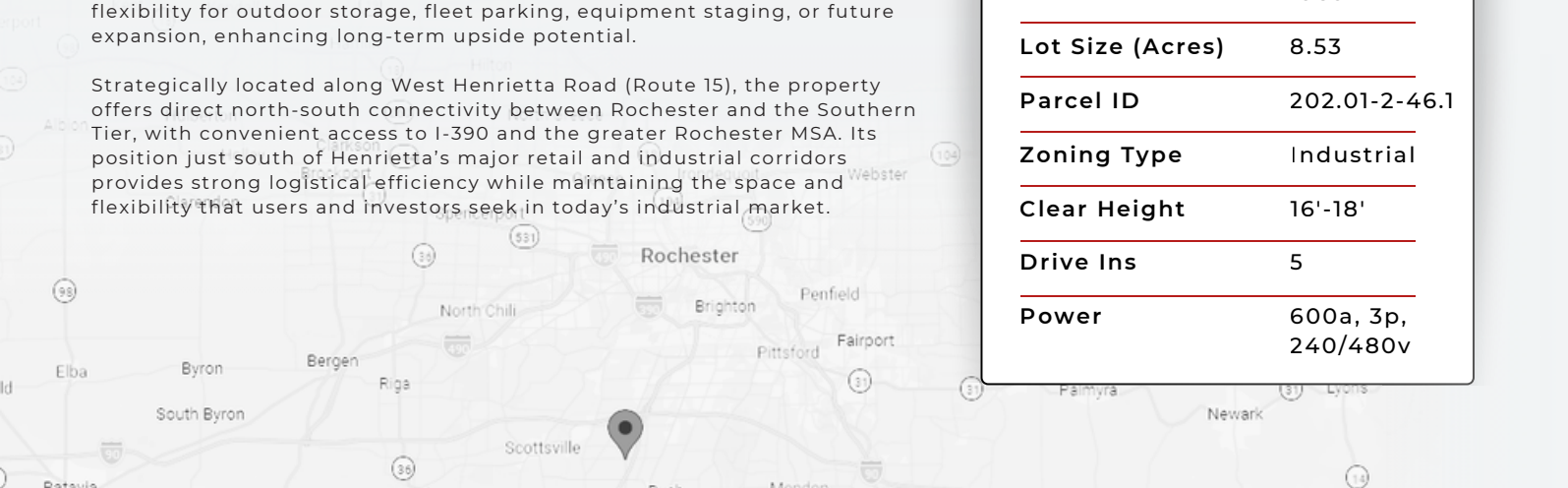
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# EXECUTIVE SUMMARY

6800 W Henrietta Road in Rush, NY presents a fully leased, income-producing industrial investment totaling 24,283 square feet on an expansive 8.53-acre parcel. Built in 1989, the property offers functional 16'-18' clear heights, five drive-in doors, and 600-amp, 3-phase/4-wire 240/480-volt power—supporting a wide range of manufacturing, contractor, and service-oriented industrial users. The substantial acreage provides valuable flexibility for outdoor storage, fleet parking, equipment staging, or future expansion, enhancing long-term upside potential.

Strategically located along West Henrietta Road (Route 15), the property offers direct north-south connectivity between Rochester and the Southern Tier, with convenient access to I-390 and the greater Rochester MSA. Its position just south of Henrietta's major retail and industrial corridors provides strong logistical efficiency while maintaining the space and flexibility that users and investors seek in today's industrial market.



## THE OFFERING

|                         |                       |
|-------------------------|-----------------------|
| <b>Building SF</b>      | 24,283                |
| <b>Year Built</b>       | 1989                  |
| <b>Lot Size (Acres)</b> | 8.53                  |
| <b>Parcel ID</b>        | 202.01-2-46.1         |
| <b>Zoning Type</b>      | Industrial            |
| <b>Clear Height</b>     | 16'-18'               |
| <b>Drive Ins</b>        | 5                     |
| <b>Power</b>            | 600a, 3p,<br>240/480v |

# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Positioned along W. Henrietta Road (Route 15) with quick access to I-390, providing efficient connectivity to Rochester, the Southern Tier, and the broader Upstate NY logistics corridor.



**Expansive Space:** Situated on 8.53 acres, offering rare surplus land for outdoor storage, fleet parking, equipment staging, or future building expansion—creating both operational utility and redevelopment upside.



**Strategic Features:** Five drive-in doors and 16'–18' clear heights allow for flexible loading configurations and support a variety of industrial users, increasing tenant demand and retention potential.



**Industrial Infrastructure:** Equipped with 600-amp, 3-phase/4-wire 240/480V power, delivering the electrical capacity necessary for manufacturing, fabrication, and heavy equipment operations.



**Zoning Advantage:** Flexible industrial zoning supports a wide range of warehouse, manufacturing, contractor, and outdoor storage uses—enhancing long-term adaptability and protecting future exit value.



The image displays two architectural floor plans for a building. The top plan is the first floor, and the bottom plan is the second floor. Both plans are labeled with their respective floor numbers and include various room labels and dimensions.

**FIRST FLOOR PLAN:** This plan shows a large hall (10.0' x 10.0') on the left, a library (10.0' x 10.0') in the center, and a study (10.0' x 10.0') on the right. There is also a kitchen (10.0' x 10.0') and a bathroom (10.0' x 10.0'). The plan is labeled "FIRST FLOOR PLAN" at the bottom.

**SECOND FLOOR PLAN:** This plan shows a study (10.0' x 10.0') on the left, a library (10.0' x 10.0') in the center, and a kitchen (10.0' x 10.0') on the right. There is also a bathroom (10.0' x 10.0'). The plan is labeled "SECOND FLOOR PLAN" at the bottom.

# FINANCIAL SUMMARY

|                          | In Place  | Year 1    | Year 2    | Year 3    | Year 4    | Year 5    |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| GROSS REVENUE            |           |           |           |           |           |           |
| BASE RENTAL REVENUE      | \$197,381 | \$200,342 | \$206,352 | \$212,542 | \$218,919 | \$225,486 |
| TAX & INS                | \$32,743  | \$33,398  | \$34,066  | \$34,747  | \$35,442  | \$36,151  |
| EFFECTIVE GROSS REVENUE  | \$230,124 | \$233,740 | \$240,418 | \$247,289 | \$254,361 | \$261,637 |
| OPERATING EXPENSES       |           |           |           |           |           |           |
| PROPERTY TAX             | \$26,741  | \$27,276  | \$27,822  | \$28,378  | \$28,946  | \$29,525  |
| INSURANCE                | \$6,002   | \$6,122   | \$6,244   | \$6,369   | \$6,496   | \$6,626   |
| TOTAL OPERATING EXPENSES | \$32,743  | \$33,398  | \$34,066  | \$34,747  | \$35,442  | \$36,151  |
| NET OPERATING INCOME     | \$197,381 | \$200,342 | \$206,352 | \$212,542 | \$218,919 | \$225,486 |

# RENT ROLL

## 6800 W HENRIETTA RD RENT ROLL

| UNIT    | TENANT NAME              | SQFT   | Annual Rent | Annual Rent/SQFT | Lease From | Lease To   |
|---------|--------------------------|--------|-------------|------------------|------------|------------|
| Space 1 | EQE LLC (Alliance Fleet) | 8,402  | \$62,381    | \$7.42/sqft      | 06/01/2023 | 06/30/2026 |
| Space 2 | Core & Main              | 15,881 | \$135,000   | \$8.50/sqft      | 04/05/2021 | 06/04/2031 |

|       |  |        |           |  |  |  |
|-------|--|--------|-----------|--|--|--|
| TOTAL |  | 24,283 | \$197,381 |  |  |  |
|-------|--|--------|-----------|--|--|--|



# TENANT SUMMARY

## Core & Main LP



Core & Main's Rochester branch supplies water, sewer, storm drainage, and fire protection materials to municipalities and contractors throughout the Greater Rochester area. As part of a leading national distributor, the location provides essential infrastructure products backed by strong inventory depth and industry expertise.

### LEASE OVERVIEW

|                     |             |
|---------------------|-------------|
| Lease Type          | Triple Net  |
| Lease Commencement  | 04/05/2021  |
| Lease Expiration    | 06/04/2031  |
| Base Term Remaining | 5 months    |
| Rental Increase     | 3% annually |

## EQE LLC

## Alliance Fleet

EQE (Alliance Fleet) is a Rochester, NY-based national fleet upfitting provider serving contractors and large fleets across the U.S. With 20,000+ SF production facilities at each location and storage for over 2,600 vehicles, the company delivers high-quality installations backed by strong workmanship and customer commitment.

### LEASE OVERVIEW

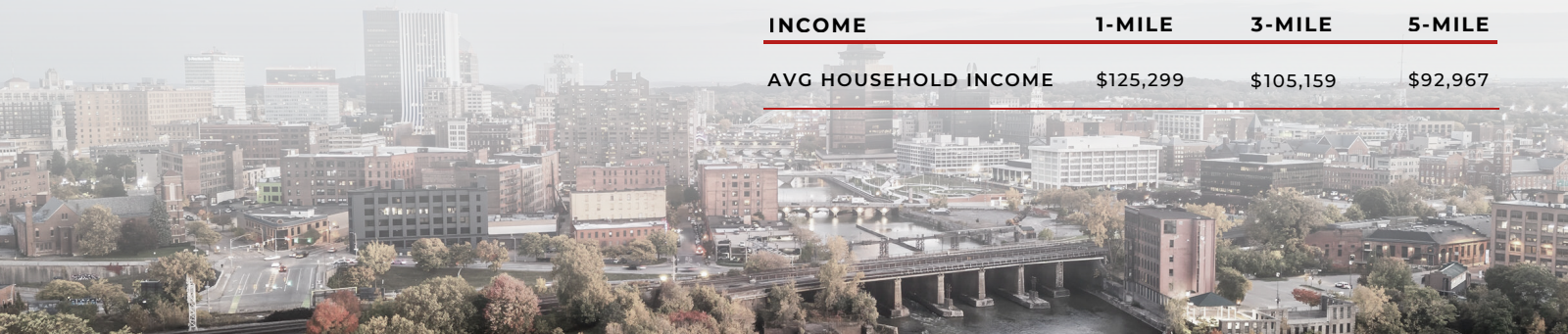
|                     |             |
|---------------------|-------------|
| Lease Type          | Triple Net  |
| Lease Commencement  | 06/01/2023  |
| Lease Expiration    | 06/30/2026  |
| Base Term Remaining | 5 months    |
| Rental Increase     | 3% annually |

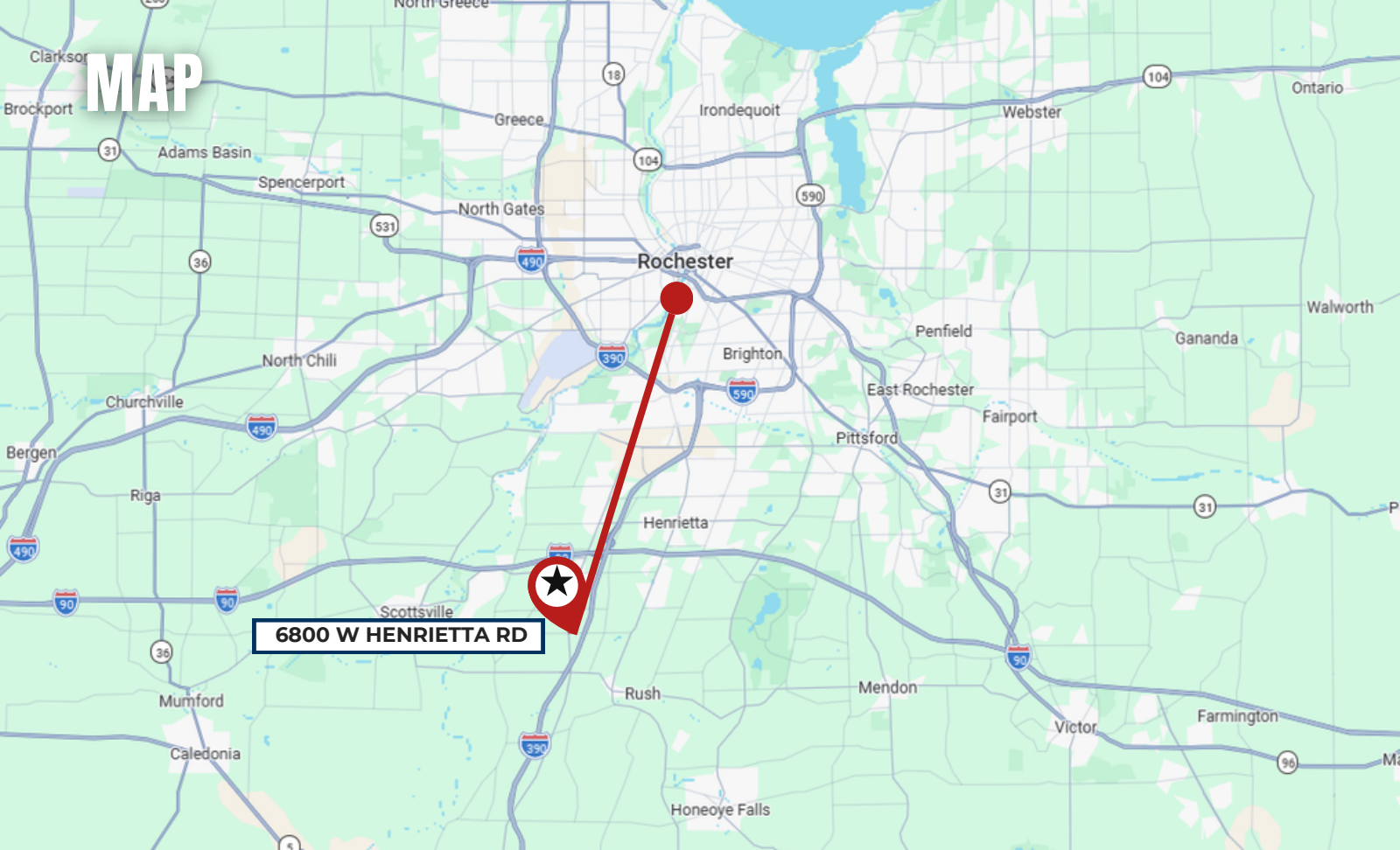
# ABOUT RUSH, NY

Rush, NY is a strategically positioned town in southern Monroe County, offering a balance of accessibility, space, and cost efficiency for commercial and industrial users. Located along West Henrietta Road (Route 15) with immediate access to Interstate 390, Rush provides seamless connectivity to Rochester, the I-90/NYS Thruway corridor, and broader Upstate New York markets.

The area is appealing for industrial real estate due to its availability of larger land parcels, lower property costs and taxes compared to denser Rochester submarkets, and zoning that supports manufacturing, warehousing, contractor yards, and outdoor storage. Businesses benefit from proximity to the Greater Rochester workforce while maintaining the flexibility and scalability that modern industrial users require.

| POPULATION           | 1-MILE    | 3-MILE    | 5-MILE   |
|----------------------|-----------|-----------|----------|
| 2020 CENSUS          | 1,676     | 16,900    | 47,117   |
| 2024 POPULATION      | 1,539     | 16,827    | 47,275   |
| 2029 PROJECTION      | 1,494     | 16,617    | 46,789   |
| HOUSEHOLD            | 1-MILE    | 3-MILE    | 5-MILE   |
| 2020 CENSUS          | 628       | 6,543     | 16,570   |
| 2024 HOUSEHOLDS      | 577       | 6,519     | 16,678   |
| 2029 PROJECTION      | 560       | 6,434     | 16,496   |
| INCOME               | 1-MILE    | 3-MILE    | 5-MILE   |
| AVG HOUSEHOLD INCOME | \$125,299 | \$105,159 | \$92,967 |





MAP

6800 W HENRIETTA RD

# 6800 W HENRIETTA RD | RUSH, NY 14543

## OFFERING MEMORANDUM

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