



735 WANGUM RD BUILDING 3 VICTOR, NY 14453

INDUSTRIAL PROPERTY
OWNER USER

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Nathan Couse

Dispositions Officer



(315) 748-9886



nathan@ironhornenterprises.com



Ryan Jenkins

VP of Dispositions



IronHorn Enterprises



315-214-8406



www.ironhornenterprises.com



5912 N Burdick St,
East Syracuse, NY 13057

2

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Photos

6

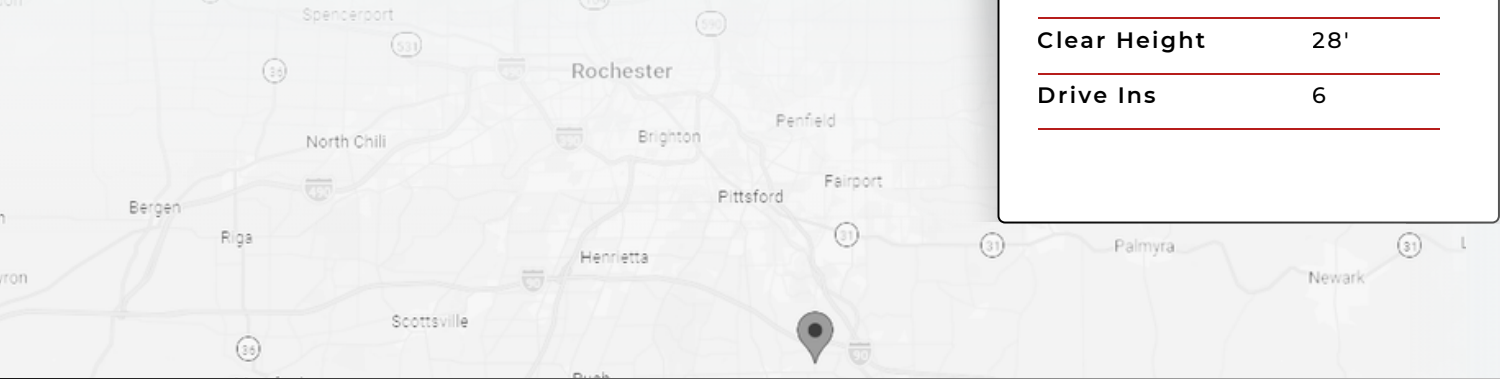
LOCATION OVERVIEW

About Victor, NY
Demographics
Map

TABLE OF CONTENTS

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.



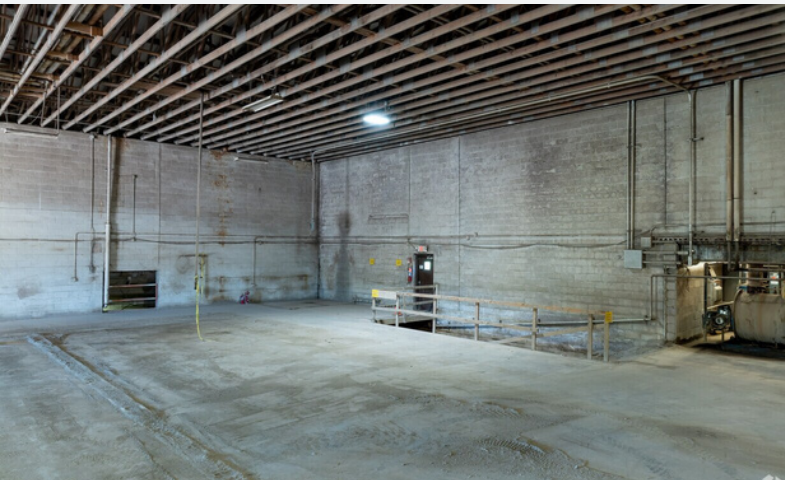
Industrial Infrastructure: Equipped to support heavy manufacturing, logistics, and other power-intensive operations.



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

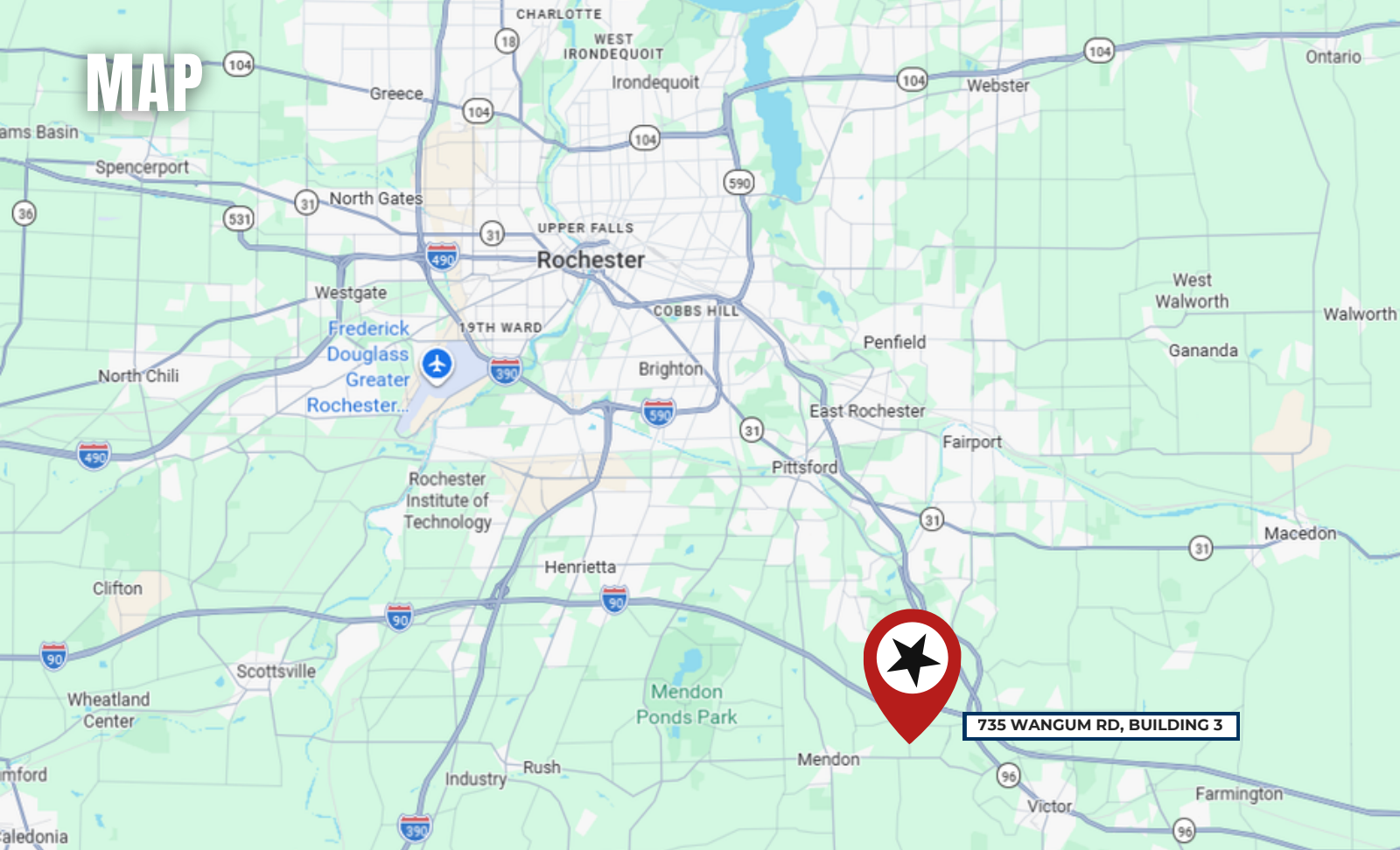


ABOUT VICTOR, NY

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

735 WANGUM RD BUILDING 3 | VICTOR, NY 14453

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Nathan Couse

Dispositions Officer

📞 (315) 748-9886

✉️ nathan@ironhornenterprises.com



Ryan Jenkins

VP of Dispositions



IronHorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.