



# 1430-1436 SCOTTSVILLE RD ROCHESTER NY 14624

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED




OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



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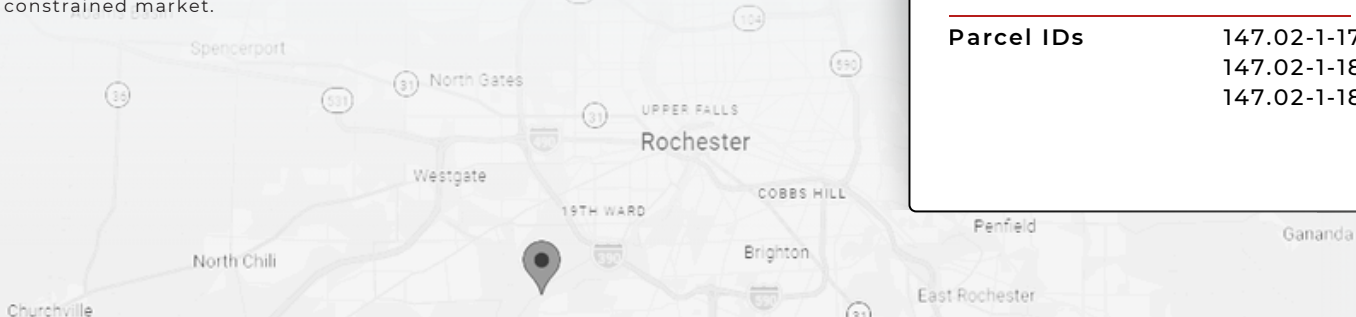
# EXECUTIVE SUMMARY

1430-1436 Scottsville Road presents a fully leased industrial investment opportunity totaling 23,100 square feet on 1.19 acres in Rochester, New York. Originally constructed in 1960 and comprehensively renovated in 2024, the property offers a highly functional layout with approximately 10% office buildout, 40' clear height, and six drive-in doors—supporting a wide range of warehouse, distribution, and specialized industrial operations. The recent renovations enhance both operational efficiency and long-term asset durability, providing stable in-place income backed by a modernized facility.

Strategically positioned along Scottsville Road with immediate access to I-390 and close proximity to I-490 and the Greater Rochester International Airport, the property benefits from exceptional regional connectivity. Its location within Rochester's established industrial corridor provides strong access to labor, transportation infrastructure, and key commercial nodes—making 1430-1436 Scottsville Road a well-located, income-producing industrial asset in a supply-constrained market.

## THE OFFERING

<b>Building SF</b>	23,100
<b>Year Built/Reno</b>	1960/2024
<b>Lot Size (Acres)</b>	1.19
<b>Clear Height</b>	40'
<b>Drive Ins</b>	6
<b>Parcel IDs</b>	147.02-1-17 147.02-1-18.2 147.02-1-18.1



# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Positioned along Scottsville Road with immediate access to I-390 and quick connectivity to I-490, I-90 (NYS Thruway), and the Greater Rochester International Airport, the asset offers seamless regional and interstate transportation access.



**Expansive Space:** The 23,100 SF building sits on 1.19 acres, providing efficient building coverage with additional flexibility for circulation, parking, or outdoor operational use.



**Strategic Features:** A rare 40' clear height combined with six drive-in doors and approximately 10% office buildout creates a highly functional layout capable of supporting specialized industrial, storage, or fleet-based users.



**Industrial Infrastructure:** Fully renovated in 2024, the property offers modernized building systems and durable construction, delivering long-term operational efficiency and stable in-place income within a supply-constrained Rochester industrial market.

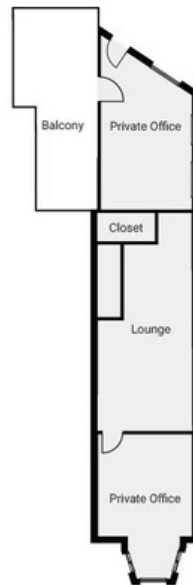
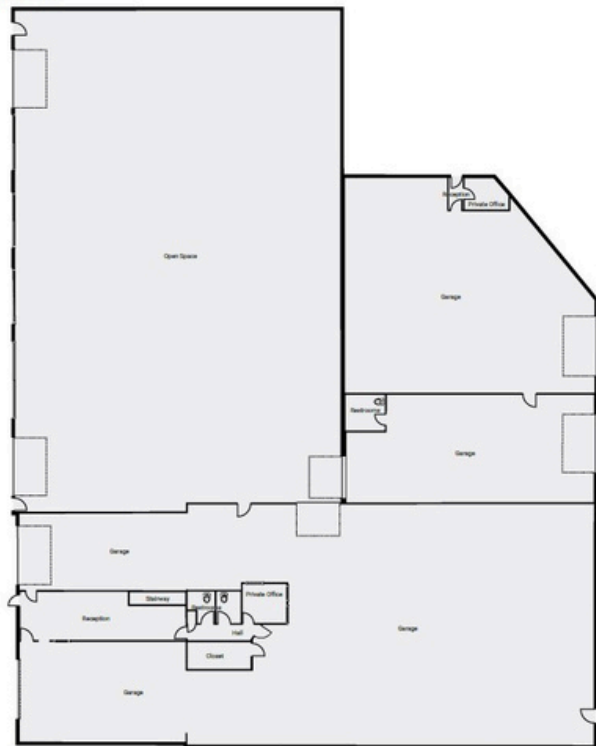


**Zoning Advantage:** Located within Rochester's established industrial corridor, the property benefits from flexible industrial zoning that supports warehouse, distribution, manufacturing, and service-oriented uses—enhancing long-term tenant demand and future adaptability.



# FLOOR PLAN

▼ Ground Floor



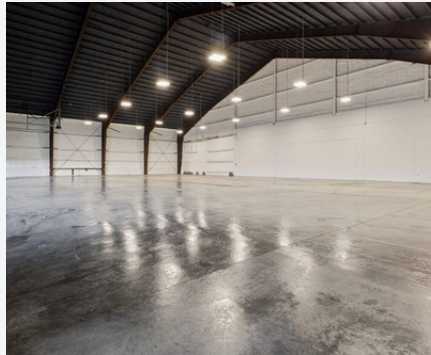
# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$178,266	\$180,757	\$185,778	\$190,939	\$196,244	\$201,698
TAX & INS; MANGEMENT FEE	\$20,129	\$20,532	\$20,942	\$21,362	\$21,789	\$22,225
EFFECTIVE GROSS REVENUE	\$198,395	\$201,289	\$206,720	\$212,300	\$218,033	\$223,923
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$12,594	\$12,846	\$13,102	\$13,365	\$13,632	\$13,905
INSURANCE	\$7,535	\$7,686	\$7,840	\$7,997	\$8,157	\$8,320
TOTAL OPERATING EXPENSES	\$20,129	\$20,532	\$20,942	\$21,362	\$21,789	\$22,225
NET OPERATING INCOME	\$178,266	\$180,757	\$185,778	\$190,939	\$196,244	\$201,698

# RENT ROLL

## 1430-1436 SCOTTSVILLE RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	PAC Training Systems, LLC	10,000	\$79,950	\$7.92	04/01/2025	03/31/2032
Space 2	Undo Collision, LLC	4,500	\$38,316	\$8.51	11/01/2024	10/31/2029
Space 3	Roc City Sammich, LLC & Rolln Deep, LLC	8,600	\$60,000	\$7.06	07/01/2025	09/30/2030
TOTAL		23,100	\$178,266			



# TENANT SUMMARY

## ***Pac Training Systems, LLC***

Team PAC Baseball is a Rochester-based, year-round baseball development program focused on advanced training, competitive team play, and athlete growth. Through professional coaching, strength and conditioning, and modern training methods, PAC prepares players to compete at higher levels while building strong fundamentals and baseball IQ.

### **LEASE OVERVIEW**

Lease Type	Triple Net
Lease Commencement	04/01/2025
Lease Expiration	03/31/2032
Base Term Remaining	6 years
Options	Renew for two terms of five years with 2.5% rent increase
Rental Increase	2.5% annually
Tenant Purchase Rights	T has option to purchase for \$1,800,000.00 for the first 60 days after Lease Commencement Date after 6 months for current market value

## ***Undo Collisions, LLC***

### **LEASE OVERVIEW**

Lease Type	Triple Net
Lease Commencement	11/01/2024
Lease Expiration	10/31/2029
Base Term Remaining	3 years
Rental Increase	3% annually

# TENANT SUMMARY

## ***Roc City Sammich, LLC & Rolln Deep, LLC***

Roc City Sammich, LLC and Rolln Deep, LLC are Rochester-based food and catering brands known for their bold, high-energy concepts. Roc City Sammich features its signature Pittsburgh-style sandwiches with fries built inside, while Rolln Deep offers creative Asian-fusion fare, specialty egg rolls, and bubble tea. Together, they serve the Greater Rochester market with distinctive mobile dining and event catering experiences.



## **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	07/01/2025
<b>Lease Expiration</b>	09/30/2030
<b>Base Term Remaining</b>	4 years
<b>Options</b>	T has option to purchase for \$1,800,000.00 for the first 60 days after Lease Commencement
<b>Rental Increase</b>	3% annually
<b>Tenant Purchase Rights</b>	T has option to purchase for \$1,800,000.00 for the first 60 days after Lease Commencement Date

# ABOUT ROCHESTER, NY

Rochester, NY is a strategically positioned Upstate New York market with a strong industrial foundation and growing advanced manufacturing base. Located along Lake Ontario and anchored by I-90 (NYS Thruway), I-390, and I-490, the region provides efficient access to Buffalo, Syracuse, Albany, and major Northeast markets, as well as cross-border connectivity to Canada.

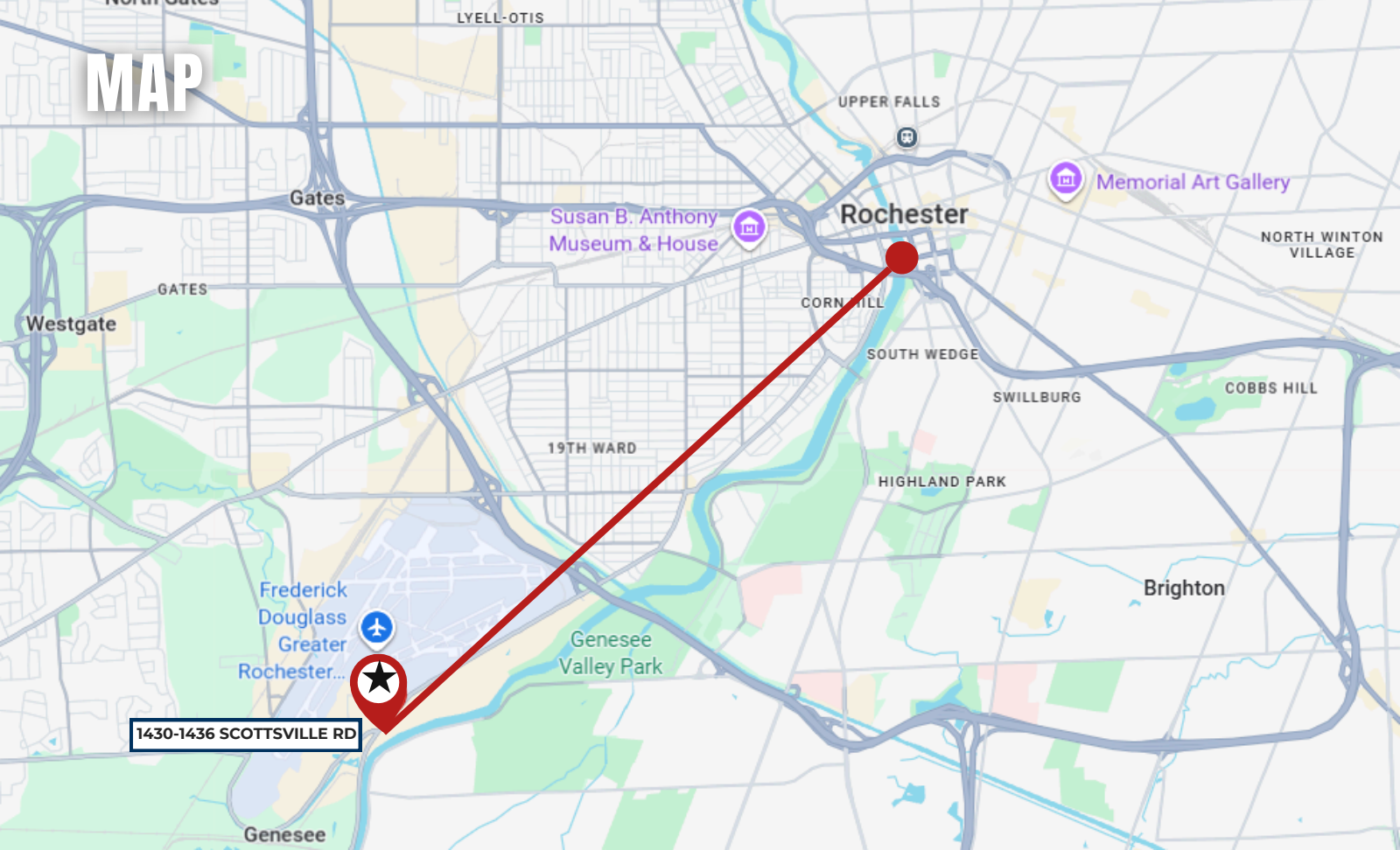
The market benefits from a skilled labor pool supported by institutions such as the University of Rochester and RIT, along with continued investment in optics, photonics, food & beverage, and precision manufacturing. Compared to larger Northeast metros, Rochester offers lower operating costs, competitive real estate pricing, and available industrial inventory—making it attractive for distribution, manufacturing, and last-mile users.

With established industrial corridors, access to rail and air cargo via the Greater Rochester International Airport, and strong regional infrastructure, Rochester remains a stable and cost-effective market for commercial and industrial real estate investment.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	411	56,368	174,734
<b>2024 POPULATION</b>	435	54,819	172,295
<b>2029 PROJECTION</b>	434	53,912	169,859
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	167	21,063	73,932
<b>2024 HOUSEHOLDS</b>	177	20,422	73,070
<b>2029 PROJECTION</b>	177	20,048	72,011
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$93,313	\$73,439	\$69,718



# MAP



LYELL-OTIS

UPPER FALLS

Gates

Susan B. Anthony  
Museum & House

Rochester

Memorial Art Gallery

NORTH WINTON  
VILLAGE

GATES

Westgate

CORN HILL

SOUTH WEDGE

SWILLBURG

COBBS HILL

19TH WARD

HIGHLAND PARK

Frederick  
Douglass  
Greater  
Rochester...

Brighton

Genesee  
Valley Park

1430-1436 SCOTTSVILLE RD

Genesee

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