

OFFERING MEMORANDUM

FULLY LEASED INDUSTRIAL

BELLCORNERSTONE
Commercial Real Estate

2700 Millersport Hwy, Getzville, NY 14068

FOR SALE: \$1,700,000 | 8.04% CAP | \$136,601 NET INCOME



7,750 SF | 4.5 ACRES | BUILT IN 1957

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OFFERING MEMORANDUM

2700 MILLERSPORT HWY

Getzville, NY 14068

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

2700 MILLERSPORT HWY

Getzville, NY 14068

This flex property at 2700 Millersport Highway in Getzville, NY presents a strong investment opportunity, offering 7,750 square feet of adaptable space on a generous 4.58-acre parcel. The building, which includes 2,750 square feet of office, features 18-foot clear height, five drive-in doors, and 50 parking spaces, positioning it well for a wide range of industrial and service-oriented tenants. Its functionality, combined with surplus land for potential expansion or outdoor storage, enhances long-term value and leasing flexibility.

Located along a prominent commercial corridor with direct access to I-990 and I-290, the property benefits from consistently strong regional demand for small-to-mid-size industrial/flex assets. The surrounding Getzville/Amherst market—proximate to University at Buffalo, major employers, and a stable workforce—supports durable occupancy and rent growth. Overall, the asset offers investors a versatile building, a large site, and a strategically connected location, making it a compelling addition to an industrial portfolio.



Getzville, NY



Getzville, New York, is a suburban community located within the Town of Amherst, just northeast of Buffalo in Erie County. The area benefits from its proximity to Buffalo's economic base while maintaining a quieter, residential character.

Key industries in the surrounding region include healthcare, higher education, finance, and advanced manufacturing, with major employers such as the University at Buffalo and regional healthcare systems driving consistent economic activity. Culturally, Getzville offers a balance of suburban comfort and access to urban amenities. Residents enjoy nearby shopping districts like Amherst and Williamsville, along with dining, parks, and recreational opportunities throughout the Buffalo metro area. The presence of the University at Buffalo adds an academic and research-driven influence, contributing to a steady influx of students, professionals, and innovation-focused businesses. Strategically located, Getzville provides convenient access to downtown Buffalo while remaining close to key suburban corridors. Its position near major highways and proximity to the Canadian border enhances cross-border commerce and travel. This combination of accessibility, stability, and quality of life makes Getzville an attractive location for both residents and businesses seeking a foothold in Western New York.



DEMOGRAPHIC SUMMARY

GETZVILLE, NY

POPULATION

Getzville
10,300

State: New York 19.6 Million

MEDIAN AGE

Getzville
45.2 Years

State: New York 39.2 Years

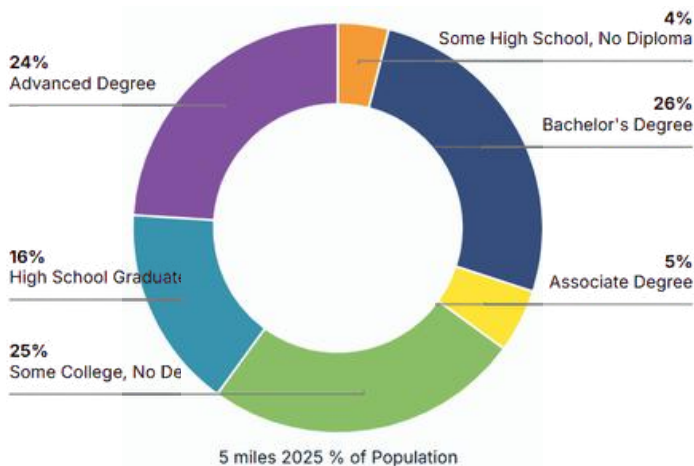
MEDIAN HOUSEHOLD INCOME

Getzville
\$88,500

State: New York \$81,386

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than New York at large.



2025 STATISTICS

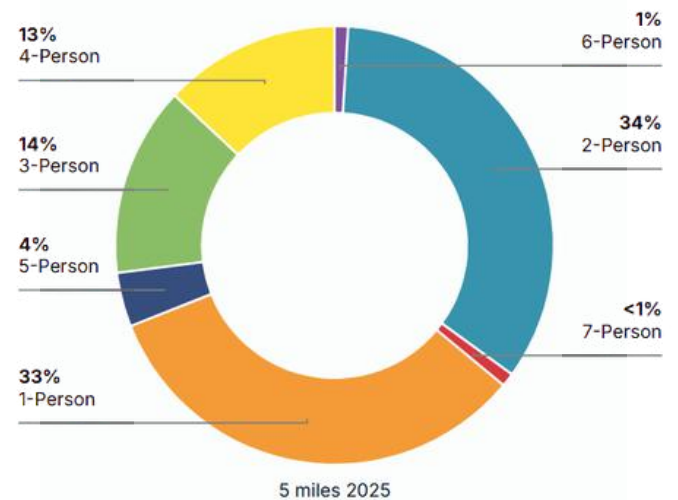
	2 Mile	5 Mile	10 Mile
Population 2025	27,832	182,529	619,272
Total Households	11,419	74,504	262,428
Avg Household Size	2.3	2.3	2.2
Avg Household Income	\$128,288	\$115,439	\$93,131

ECONOMIC INDICATORS

3.6% Getzville Unemployment Rate

4.6% U.S. Unemployment Rate

HOUSEHOLDS

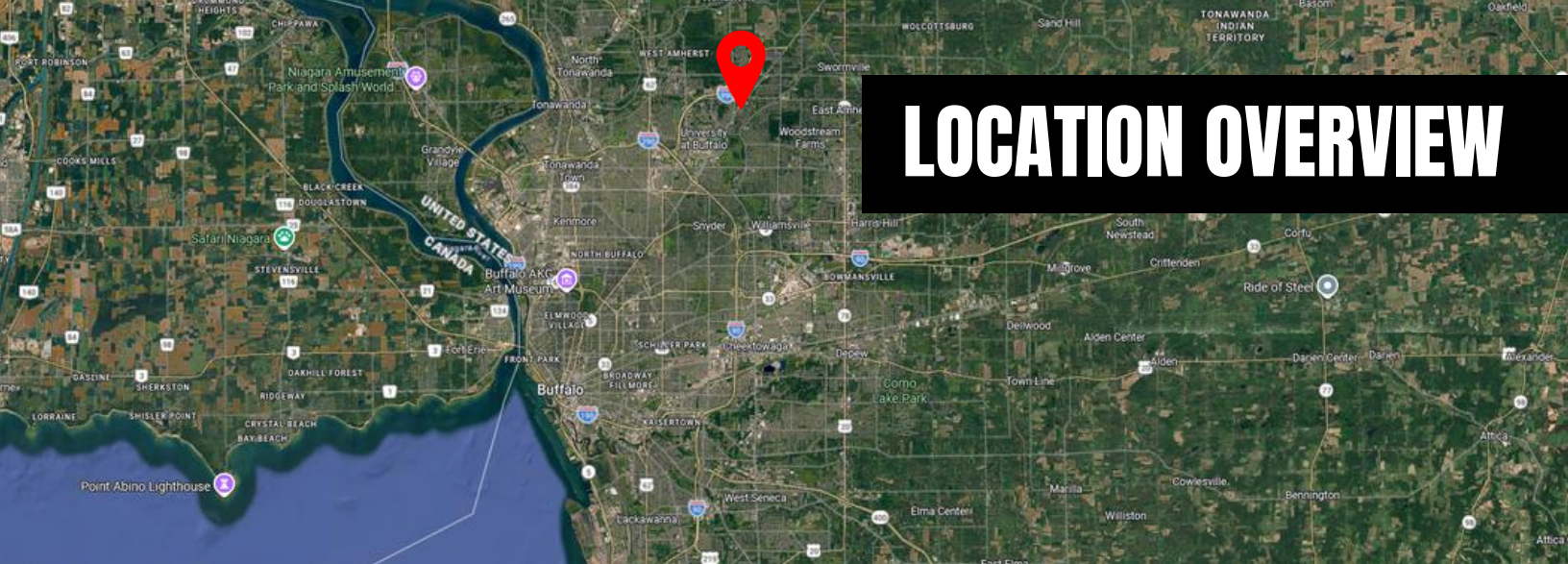


Getzville
4,400

State: New York 7.6 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- **I-990 (Lockport Expressway)** – Directly serves Getzville, running north–south from I-290 to Lockport; provides quick access to Amherst’s business parks and suburban office corridors.
- **I-290 (Youngmann Expressway)** – Major east–west connector just south of Getzville; links to I-90 (New York State Thruway) and I-190, providing regional access across Western New York and into Buffalo.
- **I-90 (New York State Thruway)** – Primary interstate corridor across New York State; connects the Buffalo region to Albany, Syracuse, Rochester, and beyond, as well as to the Midwest.
- **US-62 (Niagara Falls Blvd)** – Major commercial arterial running north–south west of Getzville; lined with retail, restaurants, and services, connecting Amherst to Niagara Falls and Buffalo.
- **NY-5 (Main Street)** – Key east–west route south of Getzville; runs through Williamsville and into downtown Buffalo, serving as a local commuter and retail corridor.



AIRPORT PROXIMITY

- **Buffalo Niagara International Airport (BUF)**: Located approximately 6 miles south of Getzville, this is the closest and primary airport serving the region. BUF offers a wide range of domestic flights and limited international service, with strong connectivity to major hubs such as New York City, Chicago, and Atlanta. Its proximity makes it highly convenient for both business and leisure travel.
- **Niagara Falls International Airport (IAG)**: Situated about 20 miles northwest of Getzville, this airport provides additional domestic flight options, often focused on low-cost carriers. While smaller than BUF, it serves as a secondary option for regional travelers.
- **Toronto Pearson International Airport (YYZ)**: Located roughly 100 miles northwest of Getzville across the Canadian border, this major international hub offers extensive global connectivity. YYZ is often utilized for international travel requiring broader destination options not available at regional airports.

SITE OVERVIEW

SITE

Property Type:	Flex
Parcel ID:	41.02-3-17.1
Year Built:	1957
Class:	C
Total SF:	7,750 SF
Acres:	4.5 AC
Clear Height:	18'
Drive Ins:	5



FINANCIAL SUMMARY

	IN PLACE (YEAR 2)	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
GROSS REVENUE						
BASE RENTAL REVENUE	\$136,601	\$140,700	\$144,921	\$149,268	\$153,746	\$158,359
TAX & INS; MANAGEMENT FEE	\$25,019	\$25,519	\$26,030	\$26,550	\$27,081	\$27,623
EFFECTIVE GROSS REVENUE	\$161,620	\$166,219	\$170,951	\$175,818	\$180,827	\$185,982
OPERATING EXPENSES						
PROPERTY TAX	\$22,693	\$23,147	\$23,610	\$24,082	\$24,563	\$25,055
INSURANCE	\$2,326	\$2,372	\$2,420	\$2,468	\$2,518	\$2,568
TOTAL OPERATING EXPENSES	\$25,019	\$25,519	\$26,030	\$26,550	\$27,081	\$27,623
NET OPERATING INCOME	\$136,601	\$140,700	\$144,921	\$149,268	\$153,746	\$158,359

RENT ROLL

UNIT TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SF	LEASE FROM	LEASE TO
WeDriveU	7,750	\$136,601	\$17.63/SF	6/1/2024	6/1/2034
TOTAL	7,750	\$136,601			

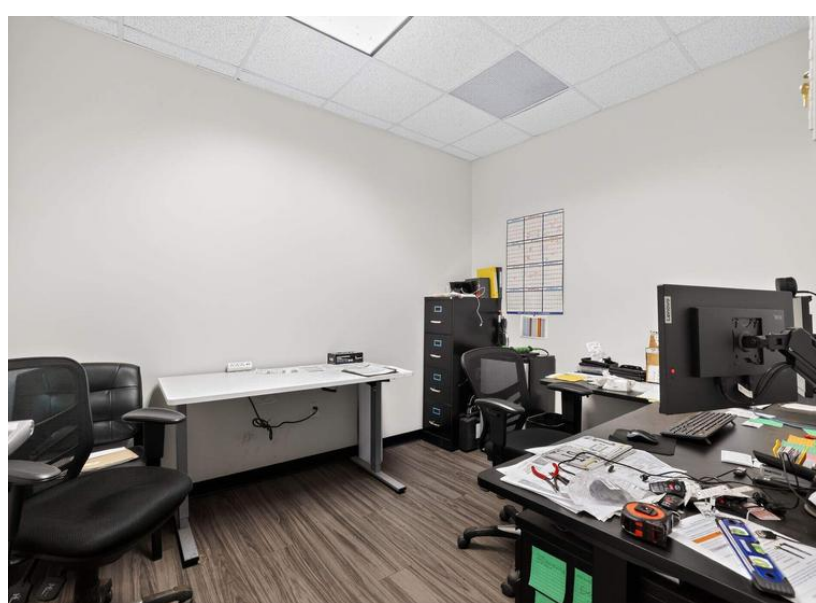
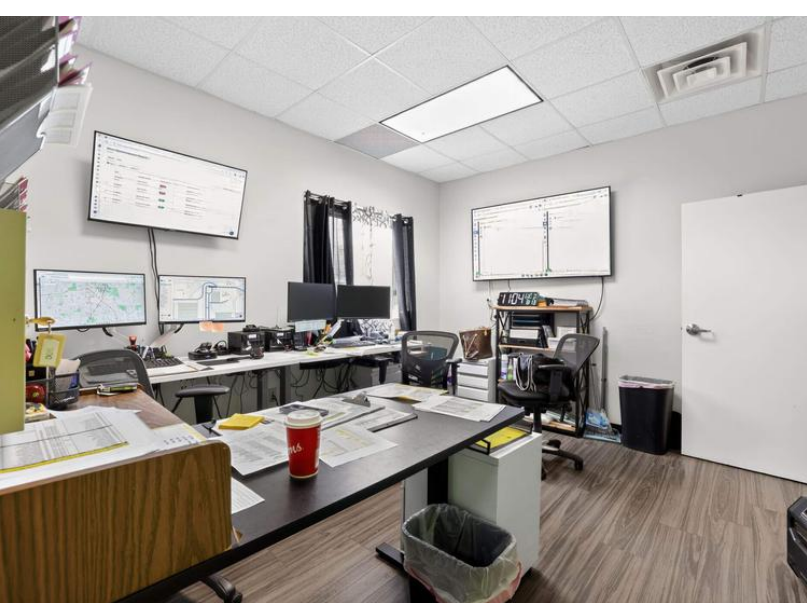
TENANT SUMMARY



WeDriveU is a shared mobility solutions leader connecting communities, campuses and workplaces. Our 5,500+ team members operate 2,300 vehicles across 45+ U.S. locations as part of Mobico Group, which serves 1B bus and rail passenger journeys in 12 countries. Here's a look at how we're driving the future thanks to our exceptional team leading innovative shuttle and transit solutions.

LEASE OVERVIEW

LEASE TYPE	Triple Net
LEASE COMMENCEMENT	6/1/2024
LEASE EXPIRATION	6/1/2034
BASE TERM REMAINING	8 years
RENTAL INCREASE	3% annually





7X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021 2022
2023 2024 2025

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