



293 PATRIOT WAY ROCHESTER, NY 14624

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED


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

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Rochester, NY
Demographics
Map

EXECUTIVE SUMMARY

293 Patriot Way in Rochester, NY presents a compelling, fully leased industrial investment opportunity offering stable, in-place cash flow. This 43,750 SF single-story manufacturing facility, including 4,800 SF of office space, was originally constructed in 1969 and renovated in 1996. The building features 12'–25' clear heights, two exterior dock doors, and one drive-in door, supporting a wide range of manufacturing and distribution uses. Equipped with 1,200-amp, three-phase power and approximately 78 surface parking spaces, the property is well-suited for long-term industrial operations.

Strategically located just minutes from I-390, I-490, and the NYS Thruway (I-90), the site offers excellent regional connectivity throughout Western and Upstate New York, with convenient access to downtown Rochester, Greater Rochester International Airport, and the broader Northeast logistics corridor—making it a highly desirable location for industrial tenants and a strong addition to any investment portfolio.



THE OFFERING

| | |
|-------------------------|-------------|
| Building SF | 43,750 SF |
| Year Built/Reno | 1969/1996 |
| Lot Size (Acres) | 2.86 |
| Parcel ID | 147.02-1-6 |
| Zoning Type | G1 |
| Clear Height | 12'-25' |
| Drive Ins/Docks | 1/2 |
| Power | 1200 amp/3p |

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned minutes from I-390 and I-490 with direct access to I-90 (NYS Thruway), providing seamless regional connectivity throughout Upstate New York and the Northeast.



Expansive Space: 43,750 SF facility with 12'-25' clear heights and 4,800 SF of office space, offering scale and versatility for diverse industrial operations.



Strategic Features: Fully leased asset delivering stable, in-place cash flow with efficient loading via two dock doors and one drive-in door.



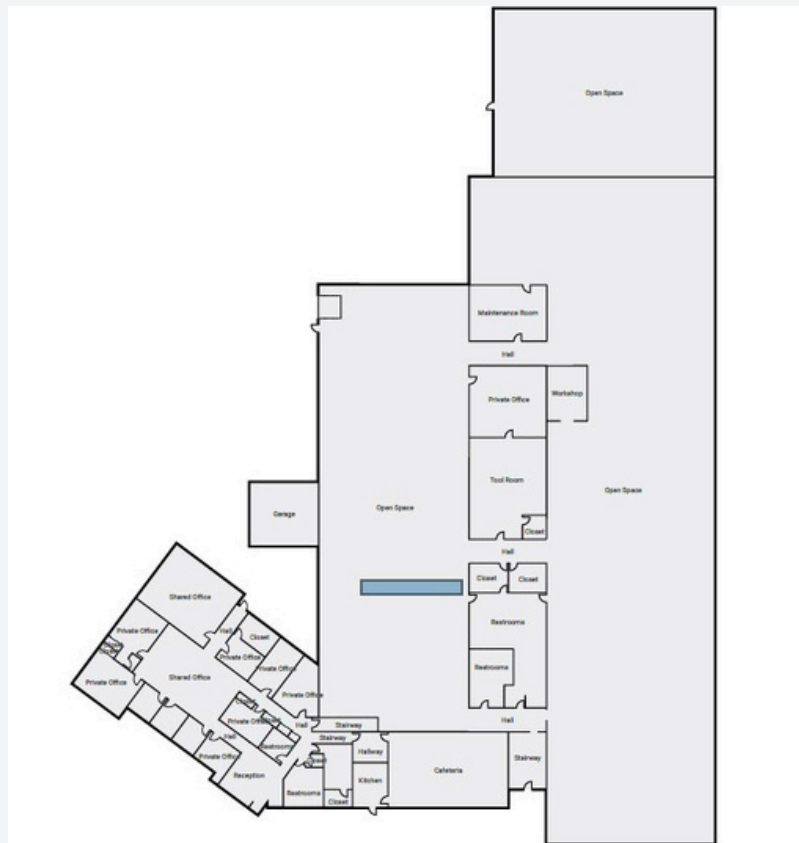
Industrial Infrastructure: Equipped with 1,200-amp, three-phase power to support manufacturing-intensive and high-demand industrial users.



Zoning Advantage: Industrial zoning within a proven manufacturing corridor supports a wide range of heavy industrial, warehouse, and distribution uses, enhancing long-term leasing flexibility.



FLOOR PLAN



FINANCIAL SUMMARY

| | In Place | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| GROSS REVENUE | | | | | | |
| BASE RENTAL REVENUE | \$292,019 | \$292,019 | \$292,019 | \$292,019 | \$292,019 | \$292,019 |
| TAX & INS; MANGEMENT FEE | \$58,814 | \$59,990 | \$61,190 | \$62,414 | \$63,662 | \$64,935 |
| EFFECTIVE GROSS REVENUE | \$350,833 | \$352,009 | \$353,209 | \$354,433 | \$355,681 | \$356,954 |
| OPERATING EXPENSES | | | | | | |
| PROPERTY TAX | \$44,113 | \$44,995 | \$45,895 | \$46,813 | \$47,749 | \$48,704 |
| INSURANCE | \$14,701 | \$14,995 | \$15,295 | \$15,601 | \$15,913 | \$16,231 |
| TOTAL OPERATING EXPENSES | \$58,814 | \$59,990 | \$61,190 | \$62,414 | \$63,662 | \$64,935 |
| NET OPERATING INCOME | \$292,019 | \$292,019 | \$292,019 | \$292,019 | \$292,019 | \$292,019 |

RENT ROLL

293 PATRIOT WAY RENT ROLL

| UNIT | TENANT NAME | SQFT | Annual Rent | Annual Rent/SQFT | Lease From | Lease To |
|---------|--------------------------------|--------|-------------|------------------|------------|------------|
| Space 1 | ALCO Manufacturing Corporation | 43,750 | \$292,019 | \$6.67 | 11/15/2021 | 09/30/2029 |
| TOTAL | | 43,750 | \$292,019 | | | |



TENANT SUMMARY

ALCO Manufacturing Corporation

Alco Manufacturing Corporation, founded in 1971, specializes in precision-machined components made from materials like steel, brass, and aluminum. It serves various industries and operates multiple facilities across Ohio, New York, and Michigan. Known for high-tolerance components, Alco focuses on quality, efficiency, and innovation in manufacturing.




LEASE OVERVIEW

| | |
|-------------------------------|-------------------|
| Lease Type | Triple Net |
| Lease Commencement | 11/15/2021 |
| Lease Expiration | 09/30/2029 |
| Base Term Remaining | 4 years |
| Rental Increase | Set Rent Schedule |
| Tenant Purchase Rights | ROFR |

ABOUT ROCHESTER, NY

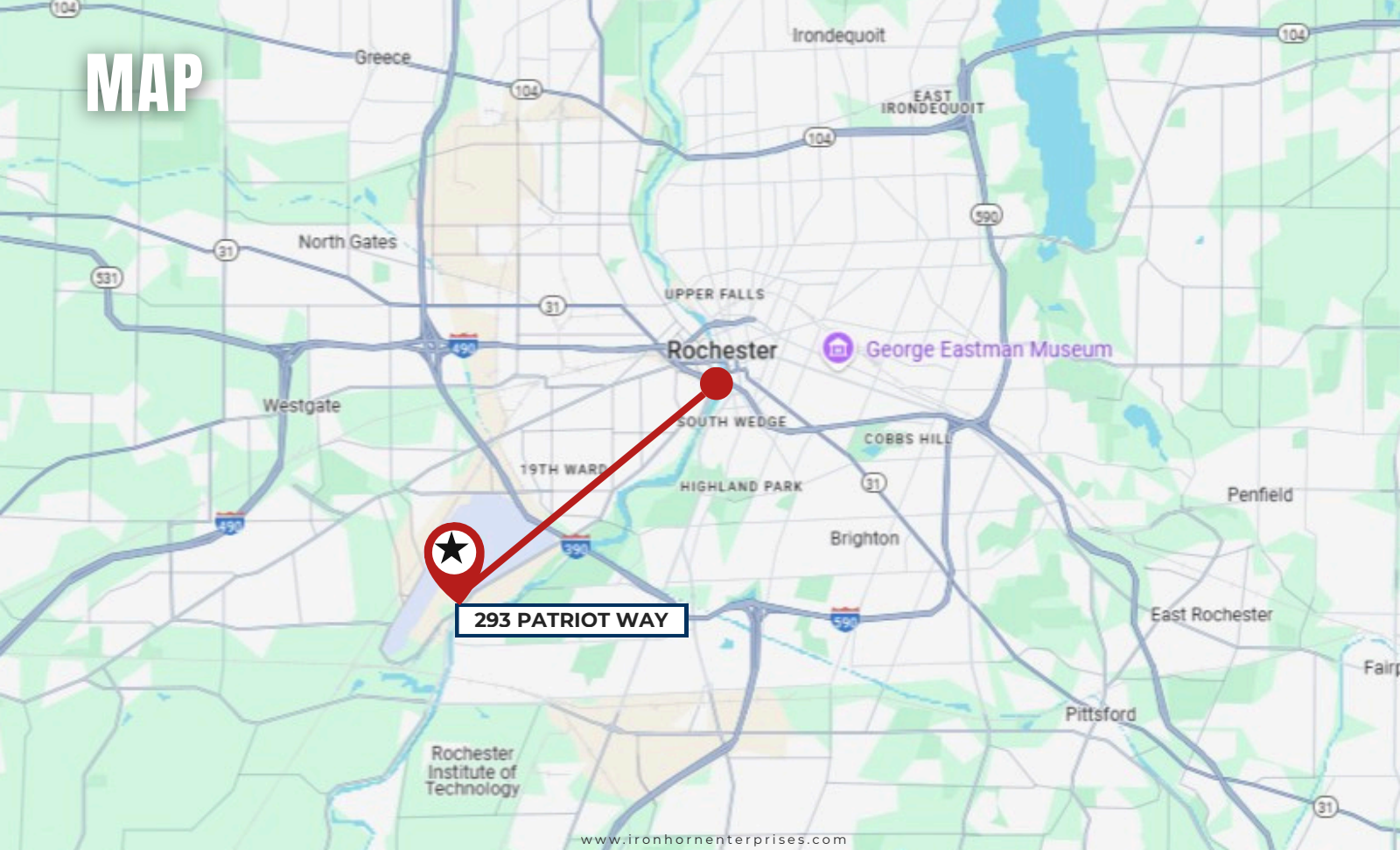
Rochester, NY, offers a diverse commercial real estate market with strong opportunities in industrial, office, and retail sectors. Known for its industrial heritage, the city is ideal for manufacturing, distribution, and logistics, thanks to its strategic location and affordable property rates.

The office market is stable, with both traditional and adaptive spaces, while retail faces challenges due to e-commerce trends. Overall, Rochester provides a cost-effective environment with long-term growth potential, particularly in industrial and tech-related sectors.



| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|---------------|---------------|---------------|
| 2029 PROJECTION | 535 | 56,223 | 172,799 |
| 2024 POPULATION | 538 | 57,186 | 175,342 |
| 2020 CENSUS | 520 | 58,877 | 178,151 |
| HOUSEHOLD | 1-MILE | 3-MILE | 5-MILE |
| 2029 PROJECTION | 215 | 20,944 | 73,371 |
| 2024 HOUSEHOLDS | 216 | 21,341 | 74,475 |
| 2020 CENSUS | 209 | 22,042 | 75,489 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| AVG HOUSEHOLD INCOME | \$98,443 | \$72,313 | \$69,408 |

MAP



293 PATRIOT WAY

293 PATRIOT WAY | ROCHESTER, NY 14624


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.