



OFFERING MEMORANDUM

50,000 SF PREMIER MULTI-TEMP DISTRIBUTION FACILITY

FOR SALE

80 DAVIS PARKWAY
CLYDE, NY 14433

EXCLUSIVELY LISTED BY

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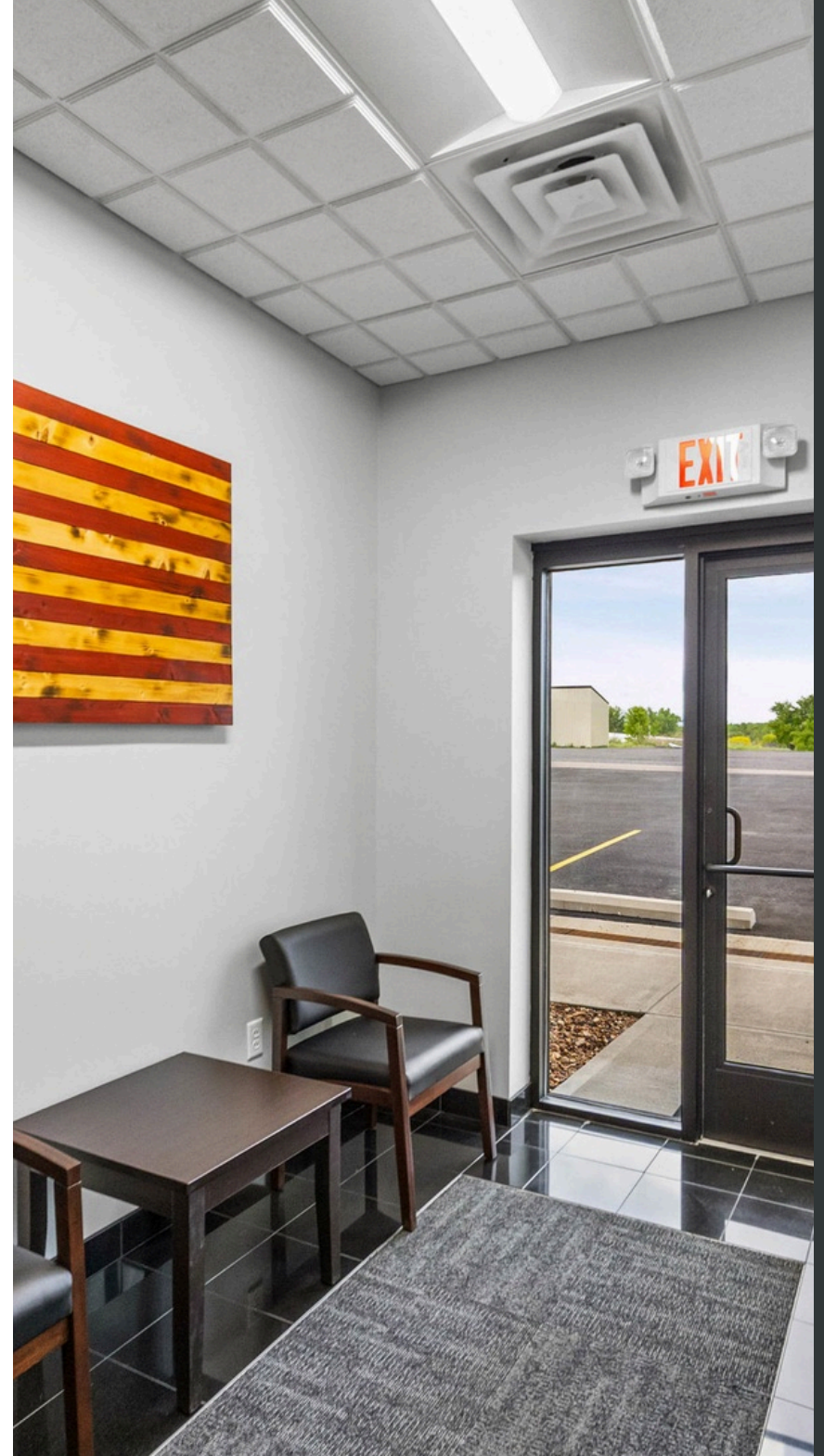


TABLE OF CONTENTS

- 01 INVESTMENT OVERVIEW
- 02 FINANCIAL OVERVIEW
- 03 PROPERTY PHOTOS
- 04 AREA OVERVIEW
- 05 AERIALS & MAPS

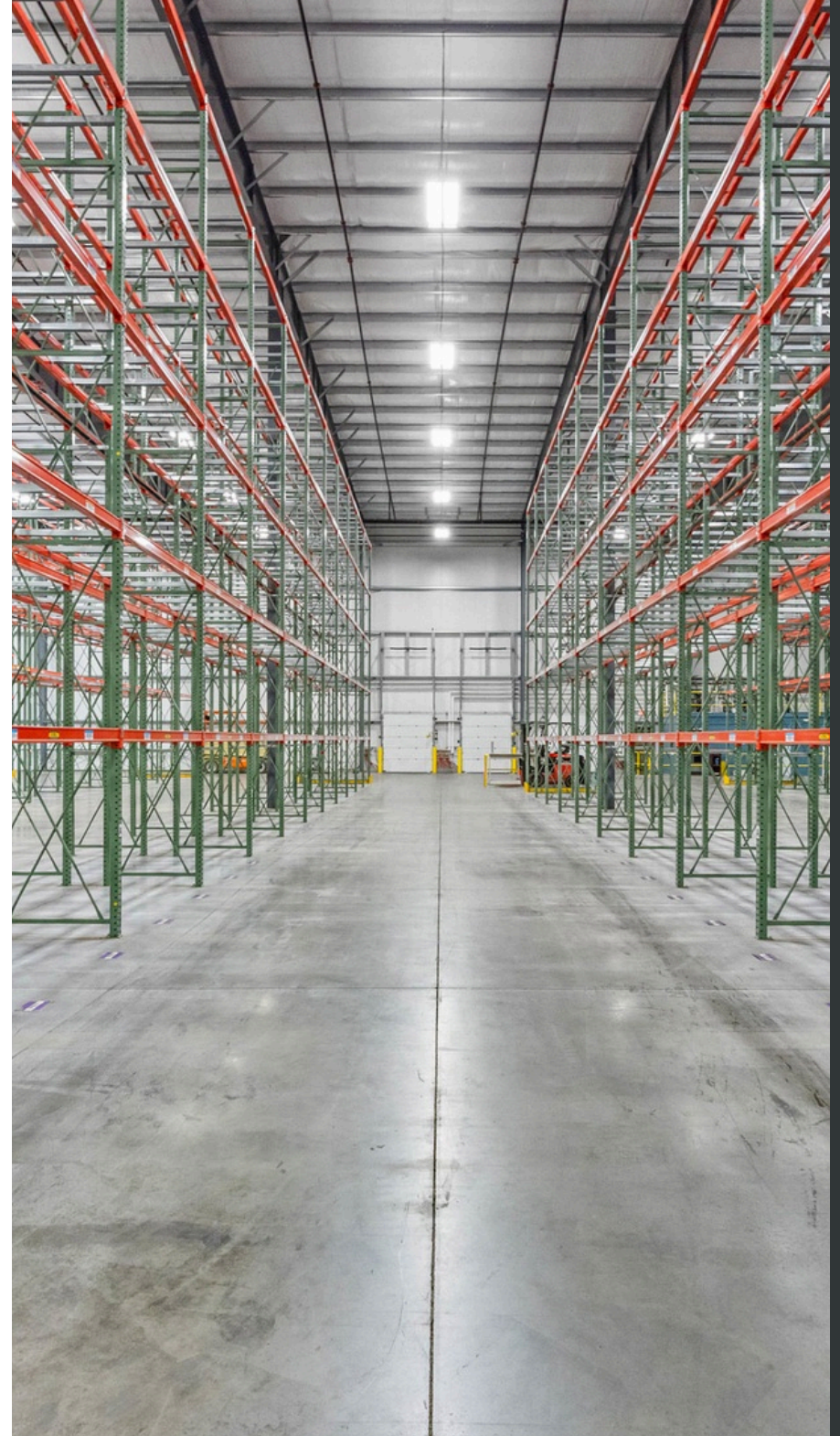


01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

80 Davis Parkway presents an exceptional investment or owner-user opportunity to acquire a highly specialized, turnkey, multi-climate controlled industrial distribution facility. Spanning a beautifully situated 5.00-acre site in Wayne County (Town of Galen / Village of Clyde) , this institutional-grade property was engineered specifically for modern temperature-sensitive logistics, serving previously as a strategic beverage and cold-storage distribution hub.

PROPERTY ADDRESS	80 DAVIS PKWY, CLYDE, NY 14433
SQUARE FEET	50,000
LOT SIZE	5 ACRES
PARCEL NUMBER	542401-074-112-0015-582-352-0000
ASKING PRICE	\$7,499,000
PRICE PER SF	\$150/SF
PRO FORMA CAP RATE	7%



PROPERTY SUMMARY

The property at 80 Davis Parkway in Clyde, New York is a specialized industrial warehouse and truck terminal facility (Property Class 449) situated on a 5.00-acre site within the Town of Galen. Engineered for heavy logistics and distribution operations, the facility features an advanced high-clearance warehouse addition built on a robust 8-inch rebar-reinforced concrete slab. This expansion wing features an expansive 38,000sf warehouse characterized by massive 40-foot clear eave heights.

Mechanically, the asset is powered by a high-capacity 3-phase primary electrical service (400-amp base, upgradable to 800-amp) supporting a 480V/277V secondary system, backed by a dedicated 10 KW Generac emergency generator equipped with a 100-amp, weather-rated 3R transfer switch. Recent capital improvements include a comprehensive 290 linear-foot eave-to-gutter restoration integrated with a continuous-loop heat-tape system for premium winter ice protection. Served by direct municipal water and sewer connections, the property transitions into its next lifecycle with fully stabilized post-PILOT municipal tax metrics, establishing a solid baseline under a current full market valuation of \$2,216,615 and an assessed value of \$1,440,800.



SPECIFICATIONS

Power: 3-Phase Primary Service, 400 Amp (Upgradable to 800 Amp), 480V/277V Secondary System

Emergency Power System: Dedicated 10 KW Generac Generator with a 100 Amp 3R-rated transfer switch

Floor slab construction: 8" Rebar Reinforced, 4,000 PSI Concrete Floor

Clear Height: 40 feet

Column Spacing: 24' on center

Loading Docks: 6 Total Loading Docks (3 equipped with radiant heating)

Drive-In Doors: 2 Low Bay Drive-In Doors & 1 High Bay Drive-In Door

Primary Climate Control: Multi-temp facility powered by 2x Heatcraft LDV4001H6D refrigeration units

Fire Suppression: Fully sprinklered (Wet system, inspected quarterly)

Utilities: Municipal water and sewer. Gas and electric delivered by NYSEG

Parking: 40+ spaces

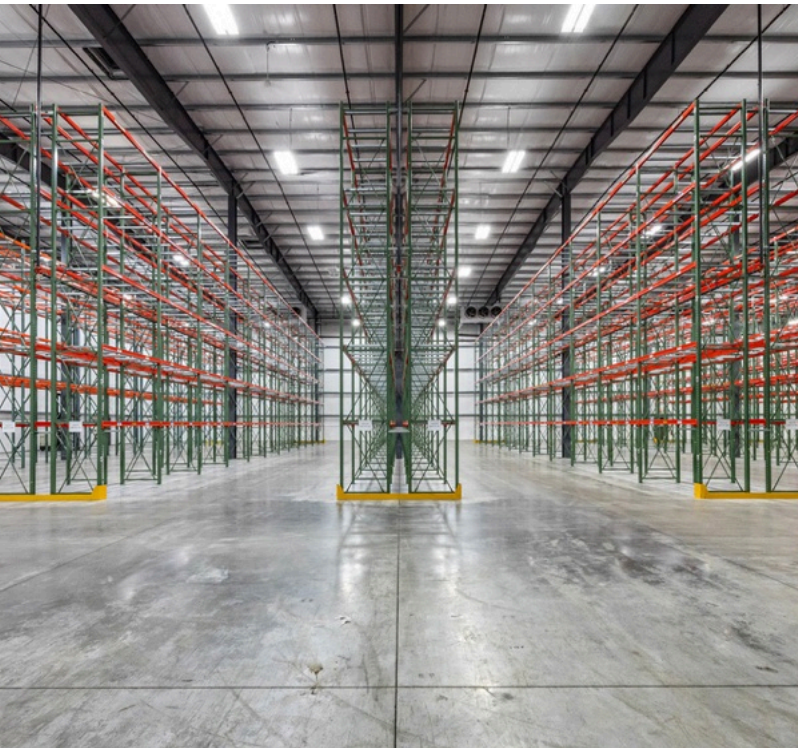
Heating: Reznor heated

Annual Taxes: Estimated \$61,712

Highway Access: I-90 (9.4 mi), Rte31 (.4 mi), Rte 414 (.3 mi)

Availability: Immediately

Occupancy: Vacant



FINANCIAL SUMMARY

OPERATING EXPENSES

	CURRENT	MARKET
Repairs & Maintenance	\$16,818	\$15,000
Landscape Maintenance	\$0 (Self managed)	\$6,000
Property Management	\$0 (Owner managed)	\$12,078
Gas & Electric (constant 53 deg)	\$108,000	\$147,500
Subtotal Operating Expenses	\$124,818	\$180,578

NON-OPERATING EXPENSES

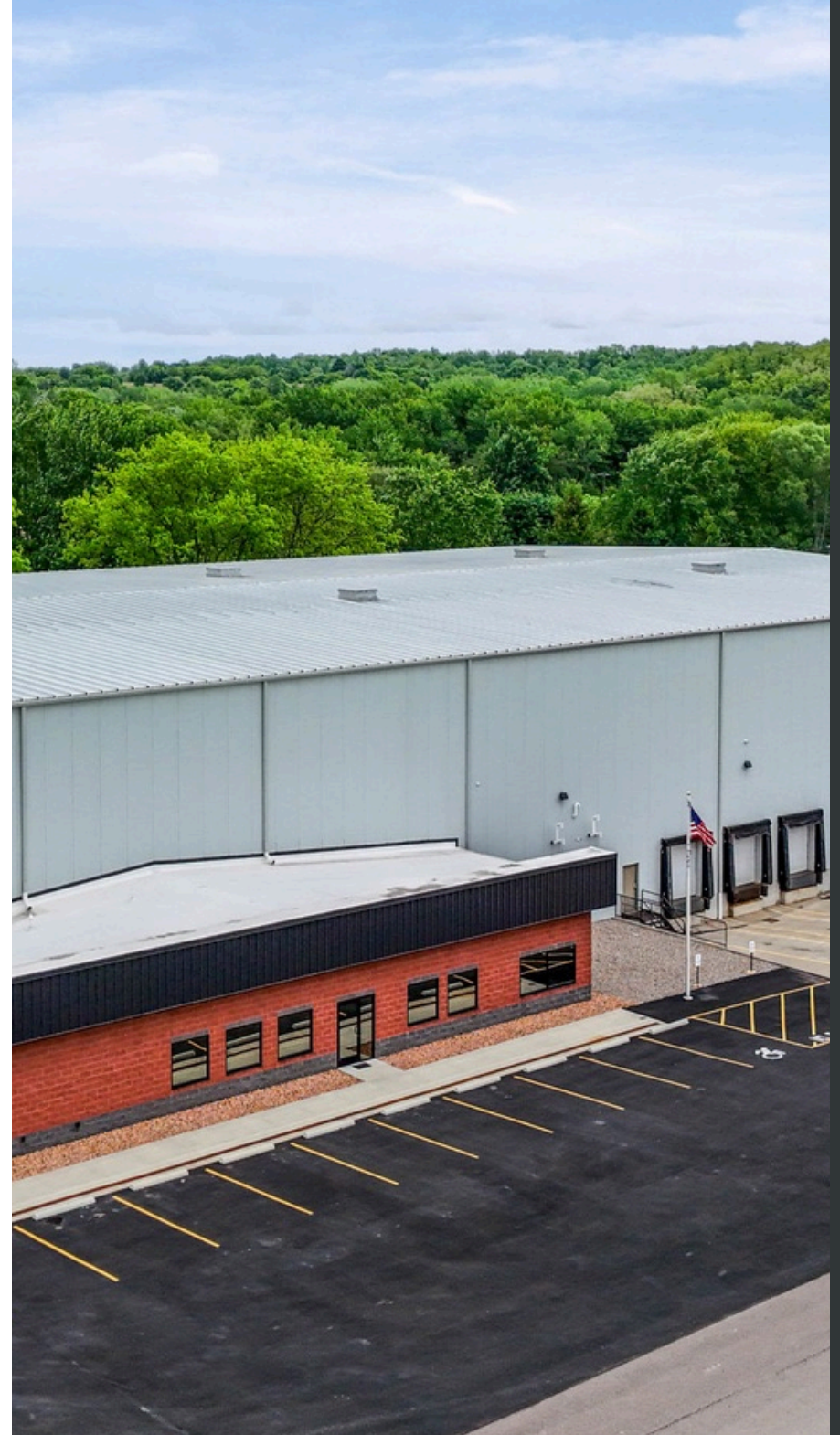
	CURRENT	MARKET
Property Tax	\$61,712	\$70,000
Special Assessments	\$0	\$1,500
Insurance	\$14,250	\$16,500
Subtotal Non-Operating Expenses	\$75,962	\$88,000

TOTAL EXPENSES

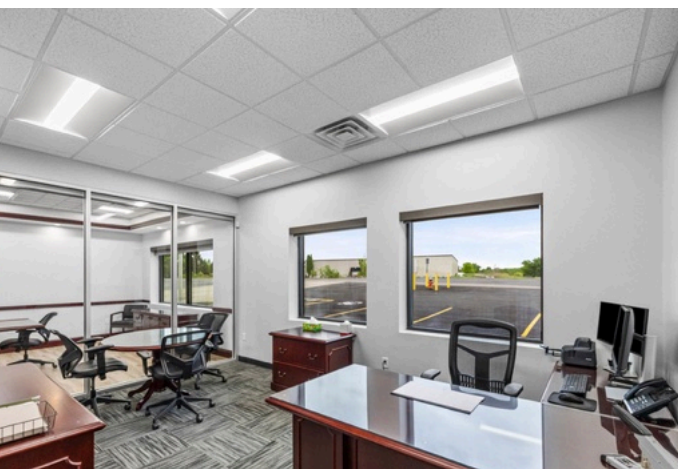
	\$200,780	\$268,578
Per Sq. Ft.	\$4.01/ Sq. Ft.	\$5.37/ Sq. Ft.
Percentage of gross income (pro forma)	38.2%	51.1%

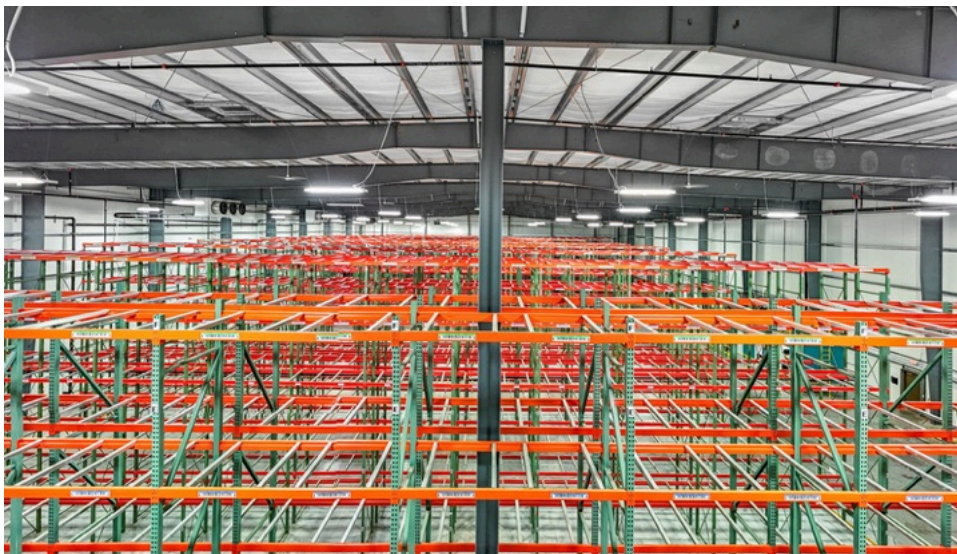
03

PROPERTY PHOTOS



PROPERTY PHOTOS





80 DAVIS PARKWAY, CLYDE, NY 14433

04

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



AREA OVERVIEW

CLYDE, NY

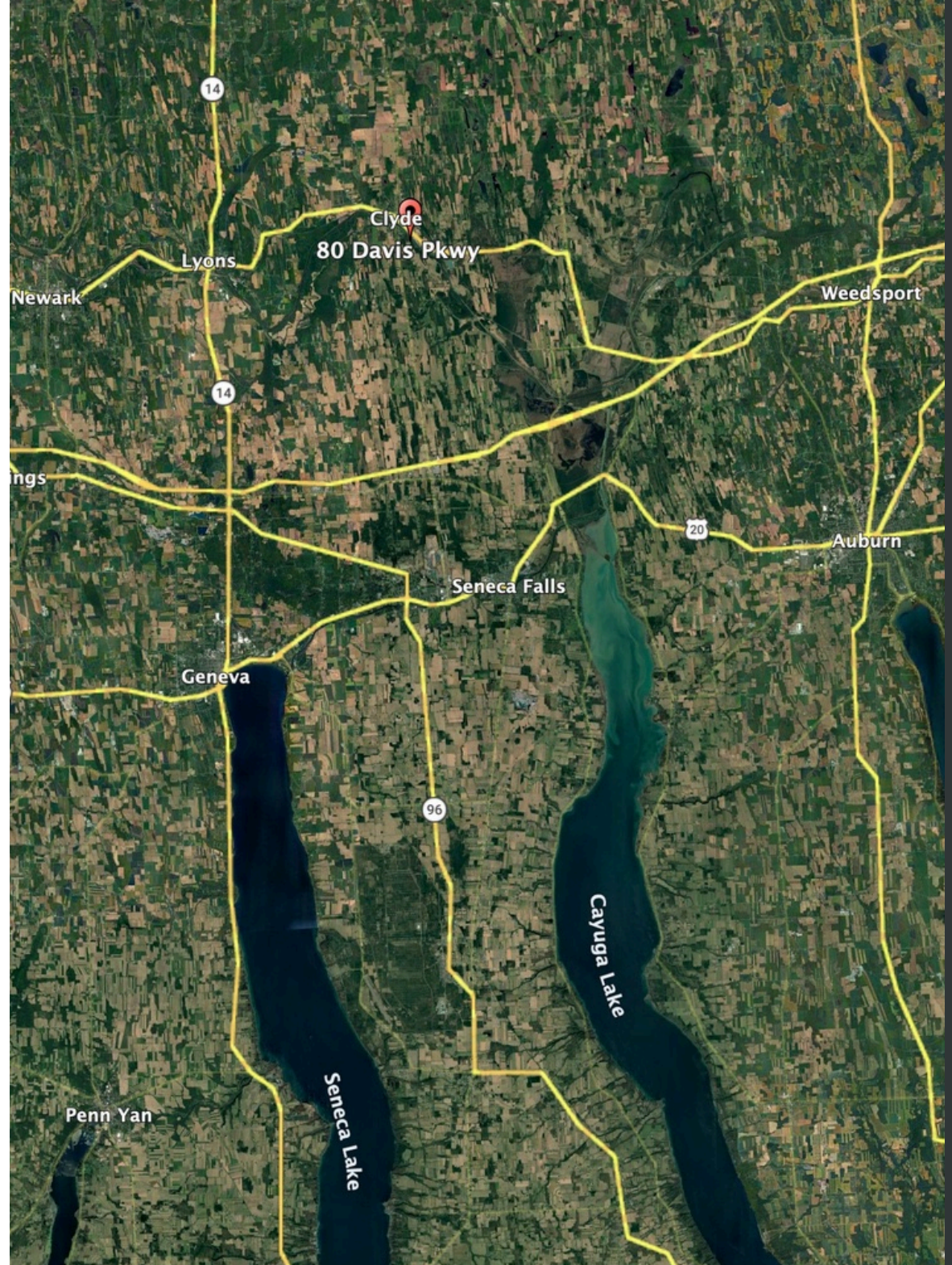
80 Davis Parkway sits at the center of New York State's primary industrial transit corridor in Clyde, Wayne County — equidistant between Rochester (~45 miles west) and Syracuse (~45 miles east), allowing operators to service two major secondary markets while avoiding tier-one land costs and tax rates.

The property's most distinctive attribute is its position at the gateway to the Finger Lakes Wine Region. Purpose-built for beverage distribution, the site offers unmatched proximity to New York's dominant wine and spirits producing zone — making it a natural hub for regional wine and spirits logistics, wholesale distribution, and cold-chain beverage fulfillment serving producers across the region.

Beyond beverage, direct I-90 (NYS Thruway) access via Routes 31 and 414 connects operators to Buffalo, Albany, Boston, and New York City, with over one-third of the U.S. and Canadian population reachable within a single driving day.

The property further distinguishes itself through three operational advantages:

- **Frictionless Freight Movement:** A dedicated commercial/industrial pocket with no metropolitan congestion and direct highway access for fleet vehicles.
- **Fully Built-Out Infrastructure:** Municipal water, sewer, and high-capacity 3-phase industrial power already in place — no rural build-out capital required.
- **Stabilized Tax Position:** The completed 10-year WCIDA PILOT program delivers transparent, predictable municipal tax obligations with no exposure to sudden spikes.



NEARBY AMENITIES

80 Davis Parkway is strategically situated just north of the Village of Clyde's primary commercial district. With over 80% of local amenities sitting within an ultra-convenient 1-mile radius, the property minimizes downtime for workforce personnel and provides effortless access to local dining, recreation, and essential services via Route 414 and Route 31.

- 1 NY State Route 31 (0.4 miles)
- 2 NY State Route 414 (0.5 miles)
- 3 Clyde Savannah Diner (0.7 miles)
- 4 FasTrac Convenience (0.8 miles)
- 5 Dollar General (0.8 miles)
- 6 Westside Fuel & Dining (1.2 miles)
- 7 Clyde Family Health Center (0.7 miles)
- 8 D&L Groceries (2.5 miles)



05

AERIALS



AERIAL



AERIAL



AERIAL



AERIAL





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