



6 TREADEASY AVE BATAVIA, NY 14020

INDUSTRIAL PROPERTY
FULLY LEASED


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,
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EXECUTIVE SUMMARY

6 Treadeasy Avenue in Batavia, NY presents a compelling fully leased industrial investment opportunity offering stable, in-place cash flow within Western New York's established manufacturing corridor. The property totals 27,250 square feet on an expansive 5.4-acre parcel and was originally built in 1977, with significant renovations completed in 2025, enhancing both functionality and long-term durability. The building features a 15-foot clear height, two dock-high doors, one drive-in door, and robust 3-phase, 600-volt, 1,200-amp power—supporting a wide range of light manufacturing, warehousing, and service-oriented operations.

Strategically located within the Batavia Industrial Park, the property offers immediate access to Route 33 and is just minutes from I-90 (NYS Thruway), positioned almost equidistant between Rochester and Buffalo. This prime location provides efficient east-west connectivity across Upstate New York, access to a strong regional labor pool, and proximity to key logistics routes, reinforcing the asset's long-term tenant appeal and investment stability.

East Pembroke

KFC

Arbys

Arbys

Batavia

Stafford

THE OFFERING

Building SF	27,250
Year Built/Reno	1977/2025
Lot Size (Acres)	5.4
Parcel ID	84.13-1-41
Zoning Type	LI
Clear Height	15'
Docks/Drive Ins	2/1
Power	Heavy 1,200a/600v 3p

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned just minutes from I-90 (NYS Thruway) and Route 33, the asset offers seamless east-west connectivity between Rochester and Buffalo, placing it within a highly accessible regional logistics corridor.



Expansive Space: The 5.4-acre parcel provides ample room for parking, outdoor storage, fleet staging, or potential future expansion—an increasingly scarce feature for infill industrial assets.



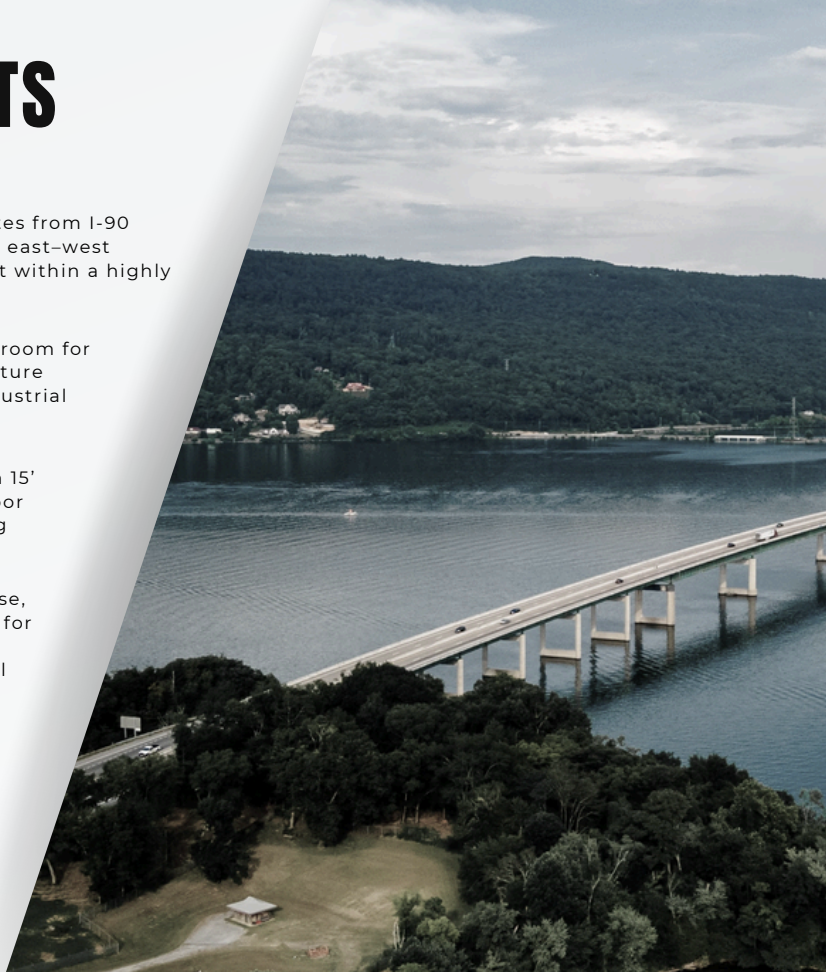
Strategic Features: A functional 27,250 SF layout with 15' clear height, two dock-high doors, and one drive-in door supports a wide range of operational users, reinforcing tenant retention and long-term versatility.



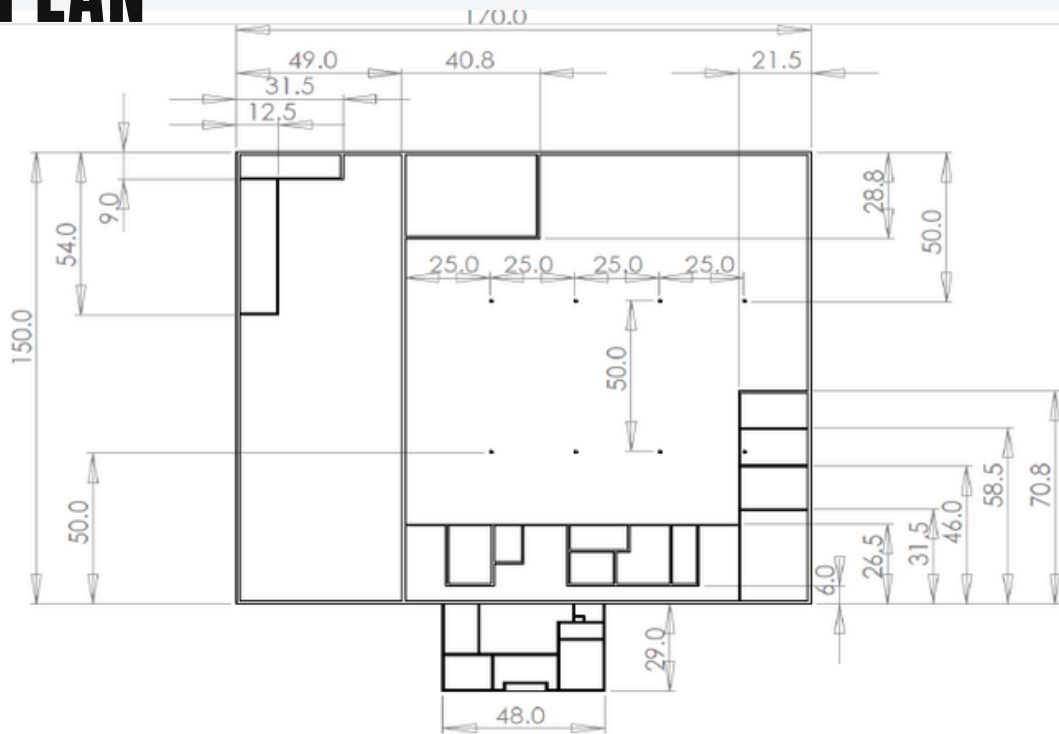
Industrial Infrastructure: Equipped with heavy 3-phase, 600-volt, 1,200-amp power, the property is well-suited for light manufacturing and high-demand industrial operations, offering infrastructure that exceeds typical small-to-mid bay industrial standards.



Zoning Advantage: Located within Batavia's established industrial park corridor, the property benefits from business-friendly industrial zoning that supports manufacturing, warehousing, distribution, and contractor-oriented uses—enhancing long-term tenant flexibility and reducing entitlement risk.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$251,457	\$254,231	\$261,858	\$269,714	\$277,805	\$286,139
TAX & INS	\$22,855	\$23,312	\$23,778	\$24,254	\$24,739	\$25,234
EFFECTIVE GROSS REVENUE	\$274,312	\$277,543	\$285,636	\$293,968	\$302,544	\$311,373
OPERATING EXPENSES						
PROPERTY TAX	\$17,266	\$17,611	\$17,963	\$18,323	\$18,689	\$19,063
INSURANCE	\$5,589	\$5,701	\$5,815	\$5,931	\$6,050	\$6,171
TOTAL OPERATING EXPENSES	\$22,855	\$23,312	\$23,778	\$24,254	\$24,739	\$25,234
NET OPERATING INCOME	\$251,457	\$254,231	\$261,858	\$269,714	\$277,805	\$286,139

RENT ROLL

6 TREADEASY AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Utility Partners of America	20,000	\$221,940	\$11.10	07/01/2025	06/30/2027
Space 2	J&L Ice Service Inc	7,250	\$29,517	\$4.07	01/01/2019	12/31/2028
TOTAL		27,250	\$251,457			



TENANT SUMMARY

Utility Partners of America, LLC

Utility Partners of America, LLC (UPA) is a national utility infrastructure contractor founded in 1997 and headquartered in Greer, South Carolina. The company provides electric, gas, and water utility services—including meter programs, line construction, inspections, and infrastructure upgrades—for utilities across the United States.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	07/01/2025
Lease Expiration	06/30/2027
Base Term Remaining	1 year
Rental Increase	3% annually



J and L Ice Services Inc.

J & L Ice Service Inc. is a Batavia, NY-based transportation company specializing in regional freight and cold food hauling. Operating a small fleet of trucks, the company provides reliable intrastate logistics services supporting local and statewide supply chains.

LEASE OVERVIEW

Lease Type	Double Net
Lease Commencement	01/01/2019
Lease Expiration	12/31/2028
Base Term Remaining	3 years
Rental Increase	Rent Schedule
Tenant Purchase Rights	ROFR



ABOUT BATAVIA, NY

Batavia, NY is strategically located between Rochester and Buffalo along the I-90 (NYS Thruway), providing strong east-west connectivity across Western New York. Its established industrial parks, affordable land pricing, and business-friendly environment make it attractive for manufacturing, warehousing, and distribution users. With access to a regional labor pool and key transportation corridors, Batavia offers a cost-effective alternative to larger metro markets while maintaining solid logistics advantages.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	3,826	18,472	23,788
2024 POPULATION	3,773	17,601	23,010
2029 PROJECTION	3,715	17,210	22,570
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,672	8,078	10,230
2024 HOUSEHOLDS	1,654	7,700	9,903
2029 PROJECTION	1,630	7,528	9,712
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$64,074	\$70,554	\$73,775



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