



305 TREMONT ST ROCHESTER, NY 14608

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED



Ryan Jenkins
VP of Dispositions
rjenkins@ironhornenterprises.com

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*




Ryan Jenkins

VP of Dispositions


 631-833-5152

 Rjenkins@ironhornenterprises.com

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

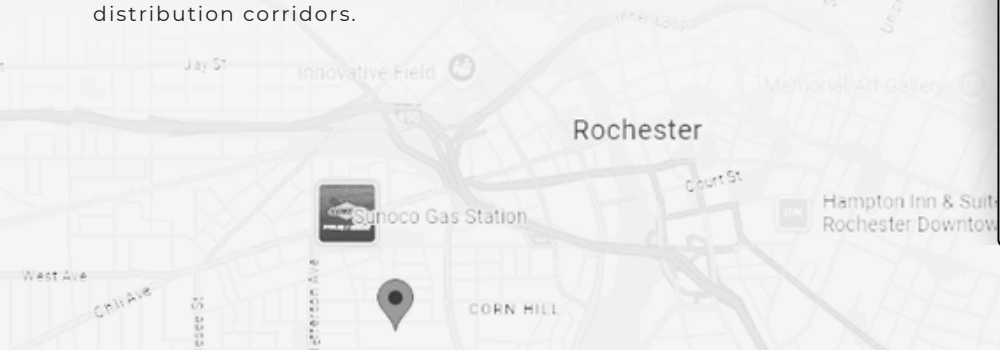
LOCATION OVERVIEW

About Rochester, NY
Demographics
Map

EXECUTIVE SUMMARY

305 Tremont Street offers a fully leased industrial investment totaling 13,194 square feet across three buildings on a 0.69-acre site. The property features 12.5'-18' clear heights, three drive-in doors, and 800-amp power, supporting a range of light industrial and contractor uses. With stable in-place cash flow and functional layouts, the asset provides a reliable infill investment opportunity.

Located just west of downtown Rochester, the property sits minutes from Lyell Avenue (Route 31) with immediate access to I-490 and quick connections to I-390 and Route 104—placing it within a short drive of Greater Rochester International Airport and the region's primary distribution corridors.



THE OFFERING

Building SF	13,194 SF
Year Built/Reno	1930/2000
Lot Size (Acres)	.69
Parcel ID	121.45-1-63.002
Zoning Type	R-1
Clear Height	12.5'-18'
Drive Ins	3
Power	800a

Ryan Jenkins
VP of Dispositions
rjenkins@ironhornenterprises.com

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Located just west of downtown Rochester with quick access to I-490, I-390, Route 104, and Lyell Avenue, providing strong local and regional connectivity.



Expansive Space: 13,194 SF spread across three buildings on 0.69 acres allows for efficient operations, flexible layouts, and potential multi-tenant configurations.



Strategic Features: Multiple structures with 12.5'–18' clear heights and three drive-in doors support diverse operational needs, including last-mile distribution and contractor users.



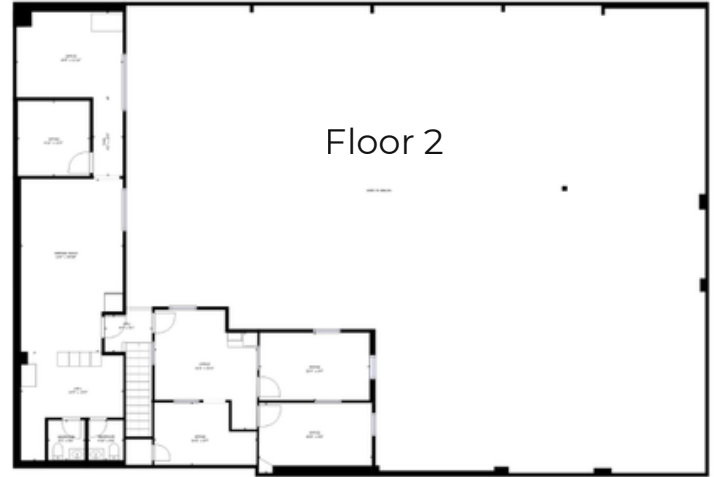
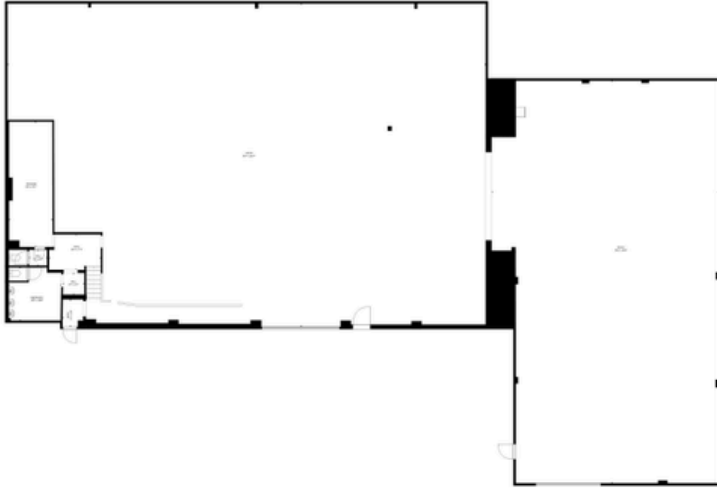
Industrial Infrastructure: Equipped with 800-amp power, the property is well-positioned to support power-intensive industrial, fabrication, and service-oriented operations.



Zoning Advantage: Industrial zoning supports a wide range of light industrial, service, contractor, and flex uses, enhancing tenant flexibility and long-term exit optionality.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
POTENTIAL GROSS REVENUE						
BASE RENTAL REVENUE	\$87,880	\$89,494	\$92,179	\$94,944	\$97,793	\$100,726
SCHEDULED BASE RENTAL REVENUE	\$87,880	\$89,494	\$92,179	\$94,944	\$97,793	\$100,726
TAX & INS; MANGEMENT FEE	\$20,319	\$20,725	\$21,140	\$21,562	\$21,994	\$22,434
EFFECTIVE GROSS REVENUE	\$108,198	\$110,219	\$113,319	\$116,507	\$119,786	\$123,160
OPERATING EXPENSES						
PROPERTY TAX	\$15,701	\$16,015	\$16,335	\$16,662	\$16,995	\$17,335
INSURANCE	\$4,618	\$4,710	\$4,804	\$4,901	\$4,999	\$5,099
TOTAL OPERATING EXPENSES	\$20,319	\$20,725	\$21,140	\$21,562	\$21,994	\$22,434
NET OPERATING INCOME	\$87,880	\$89,494	\$92,179	\$94,944	\$97,793	\$100,726

Ryan Jenkins
VP of Dispositions
rjenkins@ironhornenterprises.com

RENT ROLL

305 TREMONT RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Veoride, Inc.	4,644	\$38,192	\$8.22	5/1/2023	5/1/2028
Space 2	Aftermath Services	4,500	\$26,735	\$5.94	8/1/2023	6/31/2026
Space 3	R Community Bikes Inc	4,050	\$22,953	\$5.67	4/1/2025	3/31/2028
TOTAL		13,194	\$87,880			



TENANT SUMMARY

Veoride, Inc.



Veoride is on a mission to end car dependency by making clean transportation accessible to all. We have provided millions of shared bike and scooter rides in 50+ cities and universities across North America – and we're just getting started.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	05/01/2023
Lease Expiration	05/01/2028
Base Term Remaining	3 years
Rental Increase	+3% Annually

Aftermath Services



Aftermath Services is the premier provider of crime scene, trauma and biohazard remediation. For over 25 years, we have provided professional and compassionate services to more than 30,000 families, communities, and businesses after traumatic events.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	08/01/2023
Lease Expiration	06/31/2026
Base Term Remaining	1 years
Rental Increase	+3% Annually

Ryan Jenkins
VP of Dispositions
rjenkins@ironhornenterprises.com



TENANT SUMMARY

R Community Bikes, INC.

Veo is on a mission to end car dependency by making clean transportation accessible to all. We have provided millions of shared bike and scooter rides in 50+ cities and universities across North America – and we're just getting started.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	04/01/2025
Lease Expiration	03/31/2028
Base Term Remaining	3 years
Rental Increase	+3% Annually
Options	T shall have the option to extend for one (1) period of three (3) years with continued 3% annual increases.

Ryan Jenkins
VP of Dispositions
rjenkins@ironhornenterprises.com



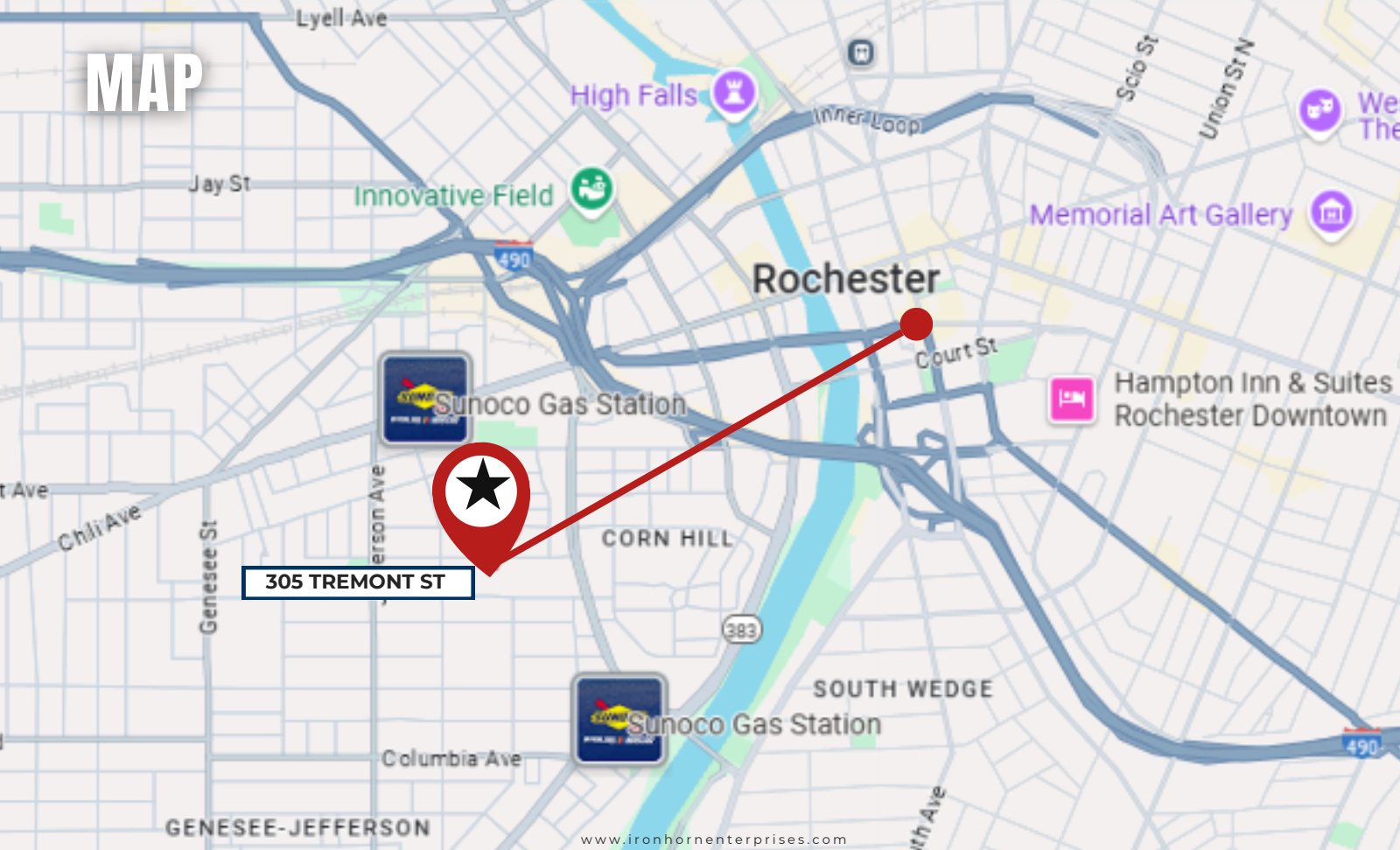
ABOUT ROCHESTER, NY

Rochester, NY is a well-established industrial and logistics market anchored by a diverse economic base, a skilled workforce, and strong transportation infrastructure. The city benefits from direct access to I-490, I-390, Route 104, and the New York State Thruway (I-90), enabling efficient regional distribution across Upstate New York, the Northeast, and into Canada. Its central location between Buffalo and Syracuse positions Rochester as a cost-effective alternative to larger metro markets while maintaining excellent connectivity.

Rochester's industrial inventory is supported by longstanding manufacturing, technology, healthcare, and service-sector employers, creating durable tenant demand for functional warehouse and flex space. The market's infill industrial corridors near downtown are particularly attractive for last-mile distribution, contractor operations, and service users seeking proximity to labor, suppliers, and end users. Combined with competitive operating costs, favorable zoning, and steady absorption, Rochester continues to offer a stable, investment-friendly environment for industrial users and investors alike.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	23,171	154,736	297,012
2024 POPULATION	23,462	157,375	301,658
2020 CENSUS	23,552	161,529	307,682
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	9,939	67,806	128,552
2024 HOUSEHOLDS	10,069	68,960	130,612
2020 CENSUS	10,112	70,590	133,033
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	53,873	60,195	69,865

MAP



305 TREMONT ST

305 TREMONT ST | ROCHESTER, NY 14608

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Ryan Jenkins

VP of Dispositions



631-833-5152



rjenkins@ironhornenterprises.com

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. 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. If you have no interest in the subject property, please promptly return this offering memorandum to IRONHORN ENTERPRISES at 5857 Fisher Rd, Syracuse, NY 13057. 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 of 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. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE