



864 DRIVING PARK AVE ROCHESTER, NY 14613

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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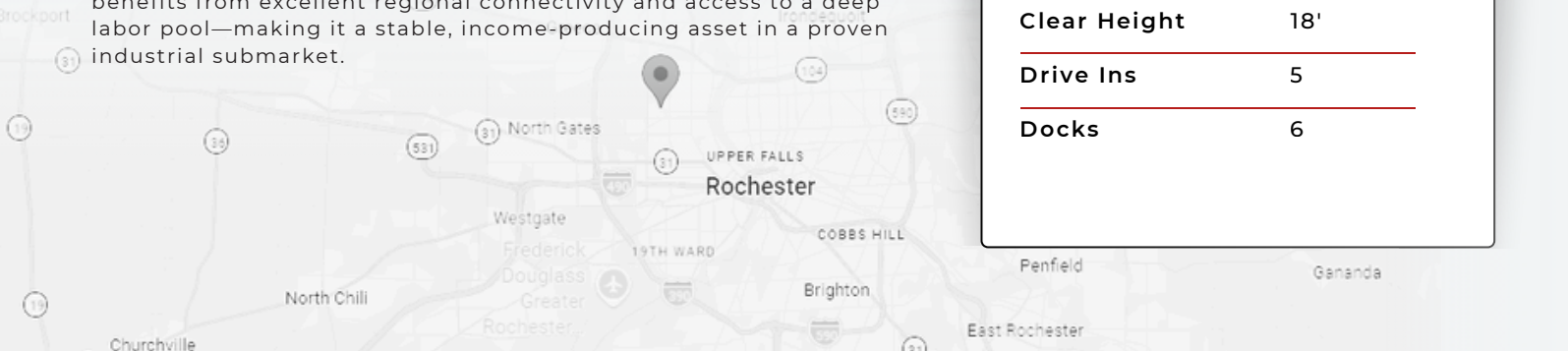
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EXECUTIVE SUMMARY

864 Driving Park Avenue offers a fully leased industrial investment opportunity in Rochester's northwest industrial corridor. The 13,500 SF building sits on 1.9 acres and features 18' clear height, six dock-high doors, five drive-in doors, and approximately 11% office buildout—providing a highly functional layout for distribution, manufacturing, or service users. Built in 1960, the property delivers strong loading capacity and operational flexibility.

Conveniently positioned with immediate access to Route 104 and I-390, and minutes from I-490 and downtown Rochester, the site benefits from excellent regional connectivity and access to a deep labor pool—making it a stable, income-producing asset in a proven industrial submarket.



THE OFFERING

Building SF	13,500
Year Built	1960
Lot Size (Acres)	1.90
Parcel ID	090.71-1-6.002
Clear Height	18'
Drive Ins	5
Docks	6

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned near Route 104, I-390, and I-490, offering efficient east–west and north–south connectivity across the Rochester MSA and Western New York.



Expansive Space: The 1.9-acre parcel provides valuable yard space for parking, outdoor storage, or fleet staging—enhancing usability beyond the building footprint.



Strategic Features: Fully leased with a balanced 11% office buildout and 18' clear height, delivering operational efficiency while maintaining strong warehouse functionality.



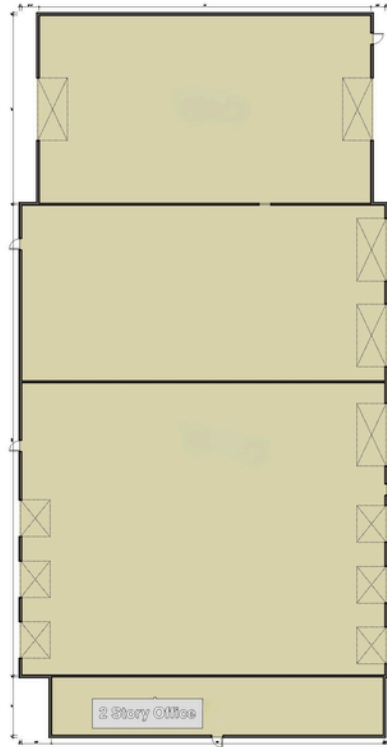
Industrial Infrastructure: Six dock-high doors and five drive-in doors create exceptional loading capacity for a 13,500 SF facility, supporting flexible logistics and tenant retention.



Zoning Advantage: Flexible industrial zoning supports warehousing, light manufacturing, and service-oriented uses, reinforcing long-term tenant demand and functional adaptability.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$101,822	\$102,143	\$105,207	\$108,364	\$111,614	\$114,963
TAX & INS; MANGEMENT FEE	\$17,903	\$18,261	\$18,626	\$18,998	\$19,378	\$19,766
EFFECTIVE GROSS REVENUE	\$119,725	\$120,404	\$123,833	\$127,362	\$130,992	\$134,729
OPERATING EXPENSES						
PROPERTY TAX	\$14,142	\$14,425	\$14,714	\$15,008	\$15,308	\$15,614
INSURANCE	\$3,761	\$3,836	\$3,912	\$3,990	\$4,070	\$4,152
TOTAL OPERATING EXPENSES	\$17,903	\$18,261	\$18,626	\$18,998	\$19,378	\$19,766
NET OPERATING INCOME	\$101,822	\$102,143	\$105,207	\$108,364	\$111,614	\$114,963

RENT ROLL

864 DRIVING PARK AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Instant Express	10,500	\$75,087	\$7.15	11/01/2024	10/31/2026
Space 2	Division 8 Glazing	3,000	\$26,735	\$8.91	10/01/2023	09/30/2026
TOTAL		13,500	\$101,822			



TENANT SUMMARY

Division 8 Glazing Inc.

Division 8 Glazing Inc. is a Rochester, NY-based commercial glazing contractor specializing in glass, window, and storefront installations. The company supports construction and renovation projects throughout the region with professional glazing solutions and experienced craftsmanship.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	10/01/2023
Lease Expiration	09/30/2026
Base Term Remaining	1 year
Rental Increase	3% annually



Instant Express

Instant Express provides on-demand and same-day delivery services across New York, the North-Atlantic U.S., and Ontario, Canada. With over 100 years of combined experience, the company handles shipments from small envelopes to 18,000-pound palletized freight, delivering reliable, contract-free service focused on customer partnerships.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	11/01/2024
Lease Expiration	10/31/2026
Base Term Remaining	1 year
Options	option to renew for additional 2 year term
Rental Increase	3% annually

ABOUT ROCHESTER, NY

Rochester, NY is a strategically positioned Upstate New York market with a strong industrial foundation and growing advanced manufacturing base. Located along Lake Ontario and anchored by I-90 (NYS Thruway), I-390, and I-490, the region provides efficient access to Buffalo, Syracuse, Albany, and major Northeast markets, as well as cross-border connectivity to Canada.

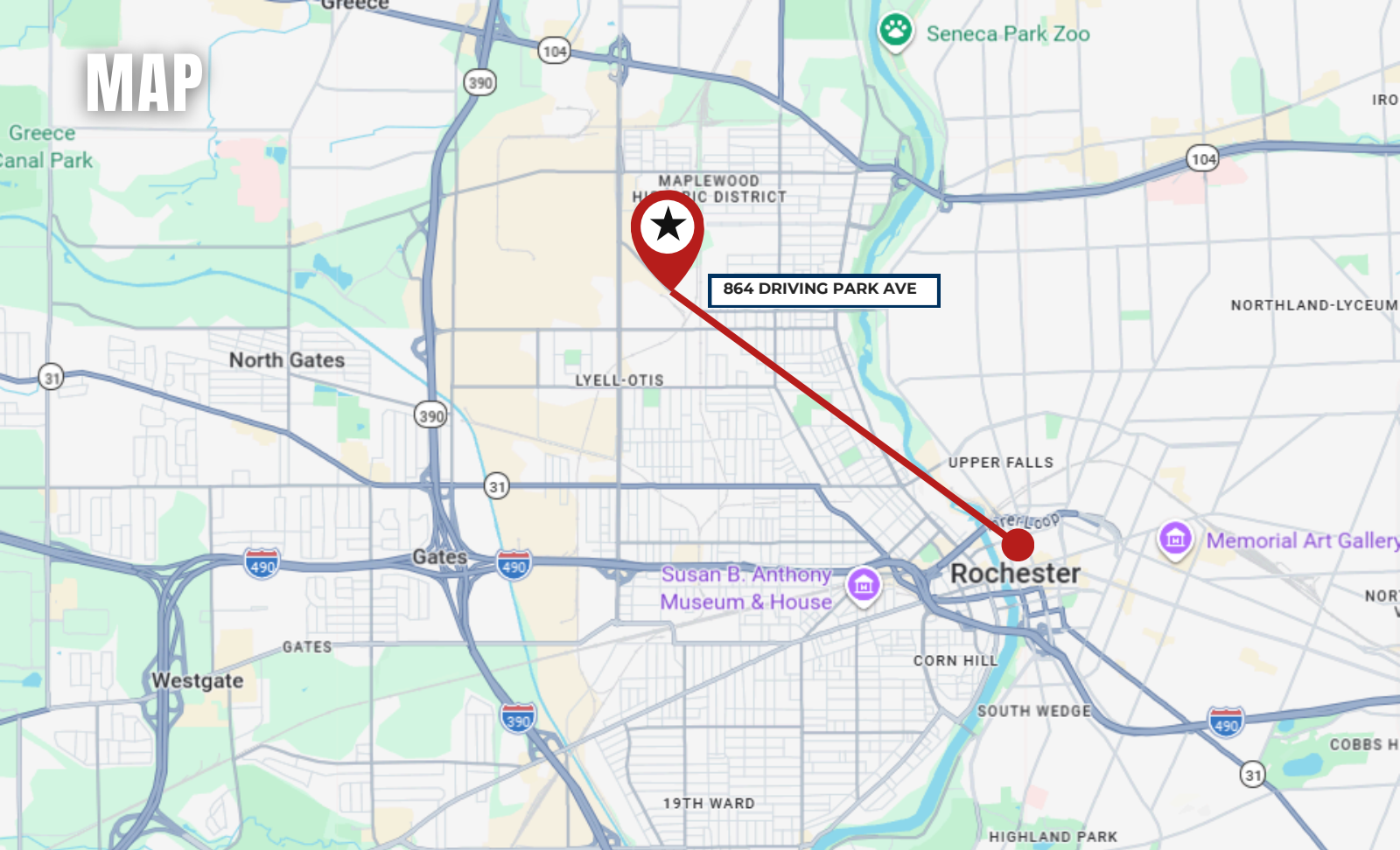
The market benefits from a skilled labor pool supported by institutions such as the University of Rochester and RIT, along with continued investment in optics, photonics, food & beverage, and precision manufacturing. Compared to larger Northeast metros, Rochester offers lower operating costs, competitive real estate pricing, and available industrial inventory—making it attractive for distribution, manufacturing, and last-mile users.

With established industrial corridors, access to rail and air cargo via the Greater Rochester International Airport, and strong regional infrastructure, Rochester remains a stable and cost-effective market for commercial and industrial real estate investment.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	17,918	129,876	320,370
2024 POPULATION	17,316	127,473	314,443
2029 PROJECTION	16,997	125,523	309,626
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	6,741	53,963	139,134
2024 HOUSEHOLDS	6,513	53,104	136,707
2029 PROJECTION	6,390	52,294	134,573
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$50,009	\$57,159	\$67,041



MAP



Seneca Park Zoo

MAPLEWOOD
HISTORIC DISTRICT

864 DRIVING PARK AVE

North Gates

LYELL-OTIS

NORTHLAND-LYCEUM

UPPER FALLS

Gates

Susan B. Anthony
Museum & House

Rochester

Memorial Art Gallery

Westgate

CORN HILL

SOUTH WEDGE

19TH WARD

HIGHLAND PARK

COBBS H

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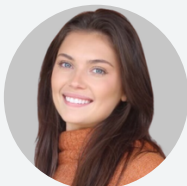


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