



# 2700 MILLERSPORT HWY GETZVILLE, NY 14068

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED



Ryan Jenkins  
VP of Dispositions  
[rjenkins@ironhornenterprises.com](mailto:rjenkins@ironhornenterprises.com)

*OFFERING MEMORANDUM*

# EXCLUSIVELY *PRESENTED BY*




## Ryan Jenkins

VP of Dispositions


 631-833-5152

 [Rjenkins@ironhornenterprises.com](mailto:Rjenkins@ironhornenterprises.com)

## IronHorn Enterprises

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

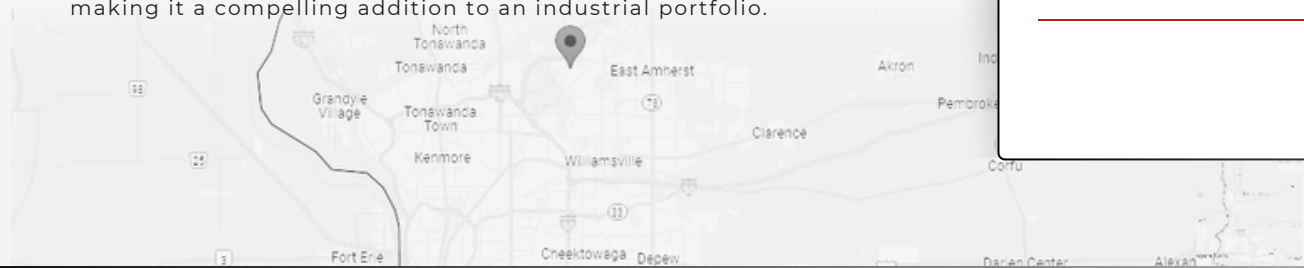
About Getzville, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

This flex property at 2700 Millersport Highway in Getzville, NY presents a strong investment opportunity, offering 7,750 square feet of adaptable space on a generous 4.58-acre parcel. The building, which includes 2,750 square feet of office, features 18-foot clear height, five drive-in doors, and 50 parking spaces, positioning it well for a wide range of industrial and service-oriented tenants. Its functionality, combined with surplus land for potential expansion or outdoor storage, enhances long-term value and leasing flexibility. Located along a prominent commercial corridor with direct access to I-990 and I-290, the property benefits from consistently strong regional demand for small-to-mid-size industrial/flex assets. The surrounding Getzville/Amherst market—proximate to University at Buffalo, major employers, and a stable workforce—supports durable occupancy and rent growth. Overall, the asset offers investors a versatile building, a large site, and a strategically connected location, making it a compelling addition to an industrial portfolio.



THE OFFERING	
<b>Building SF</b>	7,750 SF
<b>Year Built/Reno</b>	1957
<b>Lot Size (Acres)</b>	4.58
<b>Parcel ID</b>	41.02-3-17.1
<b>Clear Height</b>	18'
<b>Drive Ins</b>	5



Ryan Jenkins  
VP of Dispositions  
rjenkins@ironhornenterprises.com



# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Situated in Getzville just outside Buffalo, NY, the property benefits from strong regional connectivity and proximity to major transportation routes, enhancing access for employees, clients, and logistics.



**Expansive Space:** The facility offers over 7,750 square feet of total space, including 2,750 square feet of finished office area and a large, column-free industrial section. This expansive layout supports both administrative and operational efficiency.



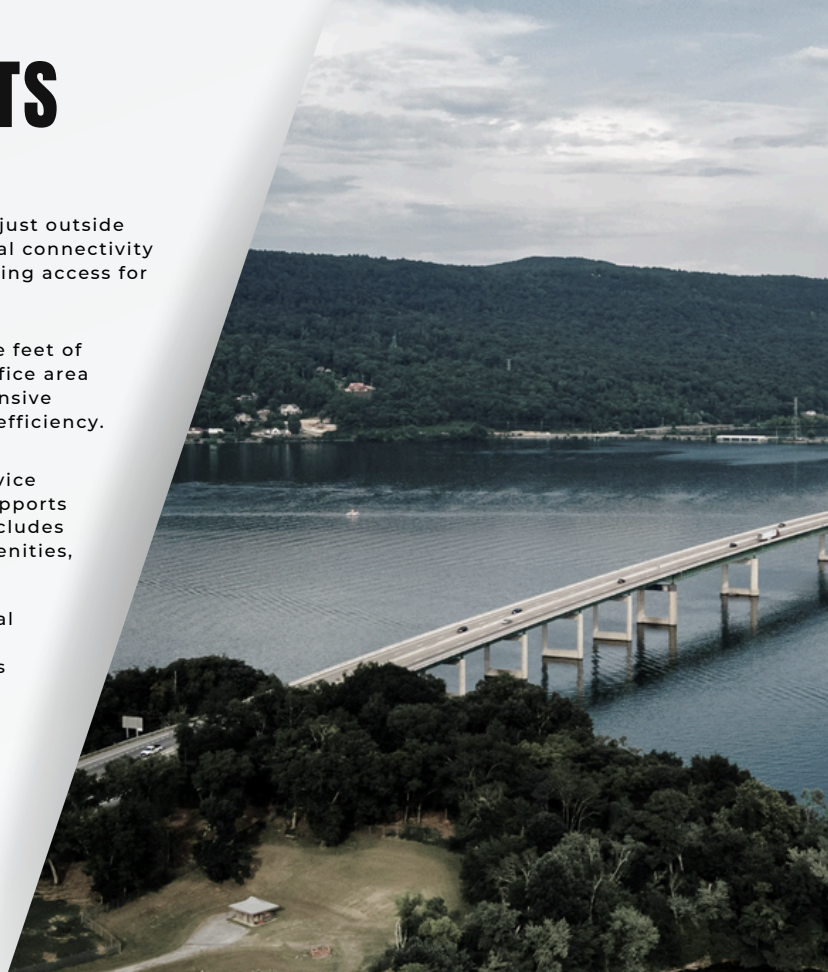
**Strategic Features:** With five drive-in doors, four service bays, and 18-foot clear ceiling height, the building supports flexible use and efficient workflow. The office area includes private offices, a conference room, and employee amenities, enhancing functionality.



**Industrial Infrastructure:** Designed for light industrial operations, the property's infrastructure supports seamless warehousing, service, or distribution use. Its balance of office and warehouse space ensures adaptability for a variety of business types.



**Zoning Advantage:** The property is zoned for light industrial use, making it ideal for service, distribution, or small-scale manufacturing operations.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$132,623	\$136,601	\$140,700	\$144,921	\$149,268	\$153,746
TAX & INS; MANGEMENT FEE	\$25,019	\$25,519	\$26,030	\$26,550	\$27,081	\$27,623
EFFECTIVE GROSS REVENUE	\$157,642	\$162,120	\$166,730	\$171,471	\$176,349	\$181,369
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$22,693	\$23,147	\$23,610	\$24,082	\$24,563	\$25,055
INSURANCE	\$2,326	\$2,372	\$2,420	\$2,468	\$2,518	\$2,568
TOTAL OPERATING EXPENSES	\$25,019	\$25,519	\$26,030	\$26,550	\$27,081	\$27,623
NET OPERATING INCOME	\$132,623	\$136,601	\$140,700	\$144,921	\$149,268	\$153,746

Ryan Jenkins  
VP of Dispositions  
rjenkins@ironhornenterprises.com



# RENT ROLL

## 2700 MILLERSPORT HWY RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	WeDriveU, Inc.	7,750	\$132,623	\$17.11	06/01/2024	06/01/2034
TOTAL		7,750	\$132,623			



# TENANT SUMMARY

## ***WeDriveU Inc.***

WeDriveU is a shared mobility solutions leader connecting communities, campuses and workplaces. Our 5,500+ team members operate 2,300 vehicles across 45+ U.S. locations as part of Mobico Group, which serves 1B bus and rail passenger journeys in 12 countries. Here's a look at how we're driving the future thanks to our exceptional team leading innovative shuttle and transit solutions.



## **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	06/01/2024
<b>Lease Expiration</b>	06/01/2034
<b>Base Term Remaining</b>	9 years
<b>Rental Increase</b>	3% Annually

Ryan Jenkins  
VP of Dispositions  
rjenkins@ironhornenterprises.com



# ABOUT GETZVILLE, NY

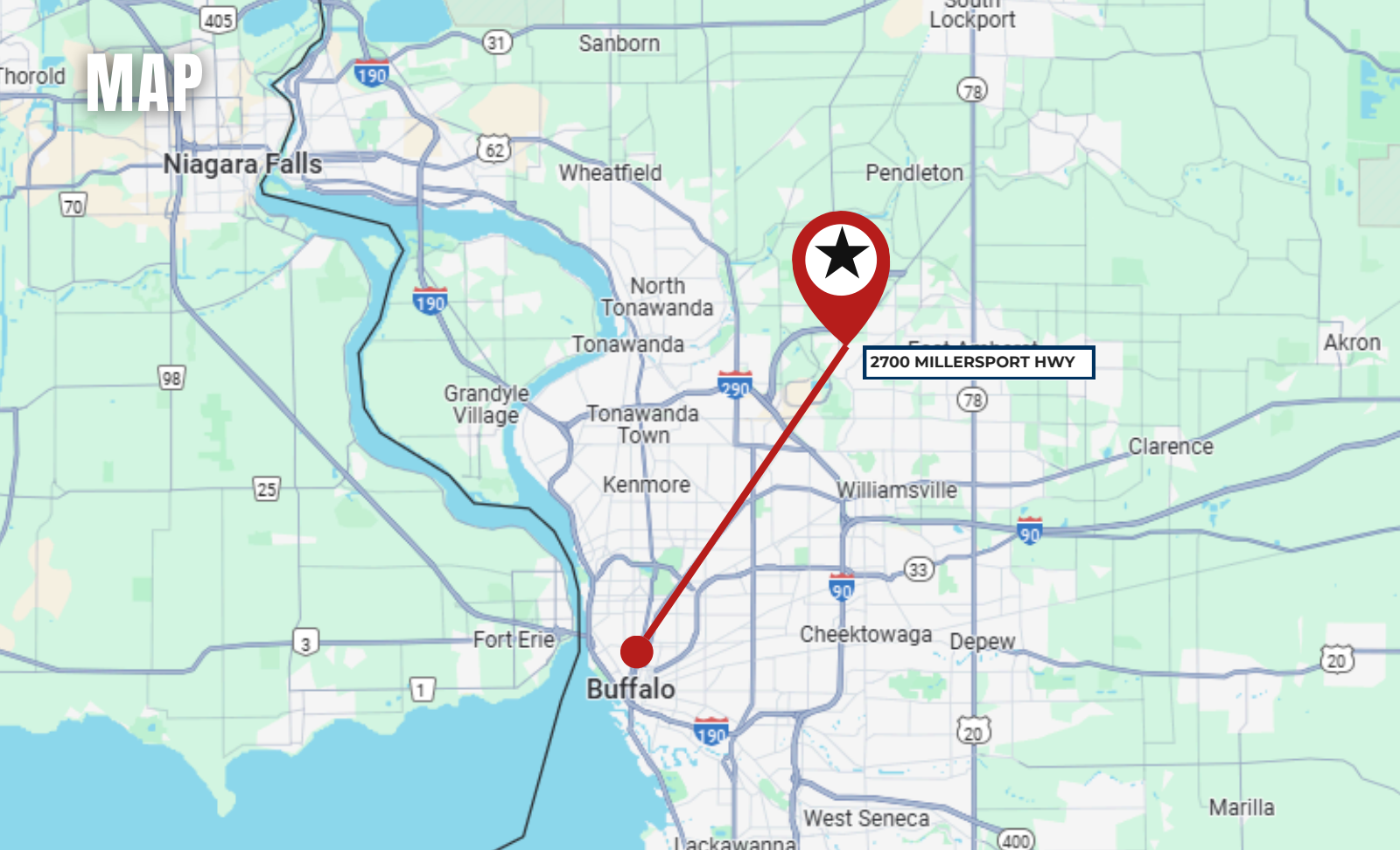
Getzville is a suburban community located just northeast of Buffalo, NY, within the town of Amherst—one of the region's most economically active areas.

Getzville offers a strategic location with access to major highways, a stable local economy, and proximity to the University at Buffalo and tech corridors.

The area supports a mix of office, light industrial, and flex space, appealing to businesses seeking affordability, accessibility, and a professional suburban setting outside the urban core. Its infrastructure and business-friendly environment make it an attractive alternative to more congested Buffalo markets.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	7,321	67,030	175,965
<b>2024 ESTIMATE</b>	7,571	70,012	183,111
<b>2029 PROJECTION</b>	7,557	69,977	182,914
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	3,047	24,492	71,747
<b>2024 ESTIMATE</b>	7,571	70,012	183,111
<b>2029 PROJECTION</b>	7,557	69,977	182,914
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$112,070	\$109,239	\$104,048

# MAP



2700 MILLERSPORT HWY

# 2700 MILLERSPORT HWY | GETZVILLE, NY 14068

OFFERING MEMORANDUM

---

## EXCLUSIVELY LISTED BY



**Ryan Jenkins**

VP of Dispositions

📞 631-833-5152

✉️ rjenkins@ironhornenterprises.com

### IronHorn Enterprises

📞 315-214-8406

🌐 [www.ironhornenterprises.com](http://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