IRONHORN
ENTERPRISES

293 PATRIOT WAY
ROCHESTER, NY 14624

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*

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EXECUTIVE SUMMARY

293 Patriot Way in Rochester, NY presents a compelling, fully leased industrial investment opportunity offering stable, in-place cash flow. This 43,750 SF single-story manufacturing facility, including 4,800 SF of office space, was originally constructed in 1969 and renovated in 1996. The building features 12’–25’ clear heights, two exterior dock doors, and one drive-in door, supporting a wide range of manufacturing and distribution uses. Equipped with 1,200-amp, three-phase power and approximately 78 surface parking spaces, the property is well-suited for long-term industrial operations.

Strategically located just minutes from I-390, I-490, and the NYS Thruway (I-90), the site offers excellent regional connectivity throughout Western and Upstate New York, with convenient access to downtown Rochester, Greater Rochester International Airport, and the broader Northeast logistics corridor—making it a highly desirable location for industrial tenants and a strong addition to any investment portfolio.

THE OFFERING

Building SF	43,750 SF
Year Built/Reno	1969/1996
Lot Size (Acres)	2.86
Parcel ID	147.02-1-6
Zoning Type	GI
Clear Height	12'-25'
Drive Ins/Docks	1/2
Power	1200 amp/3p

INVESTMENT HIGHLIGHTS

Prime Location & Accessibility: Strategically positioned minutes from I-390 and I-490 with direct access to I-90 (NYS Thruway), providing seamless regional connectivity throughout Upstate New York and the Northeast.

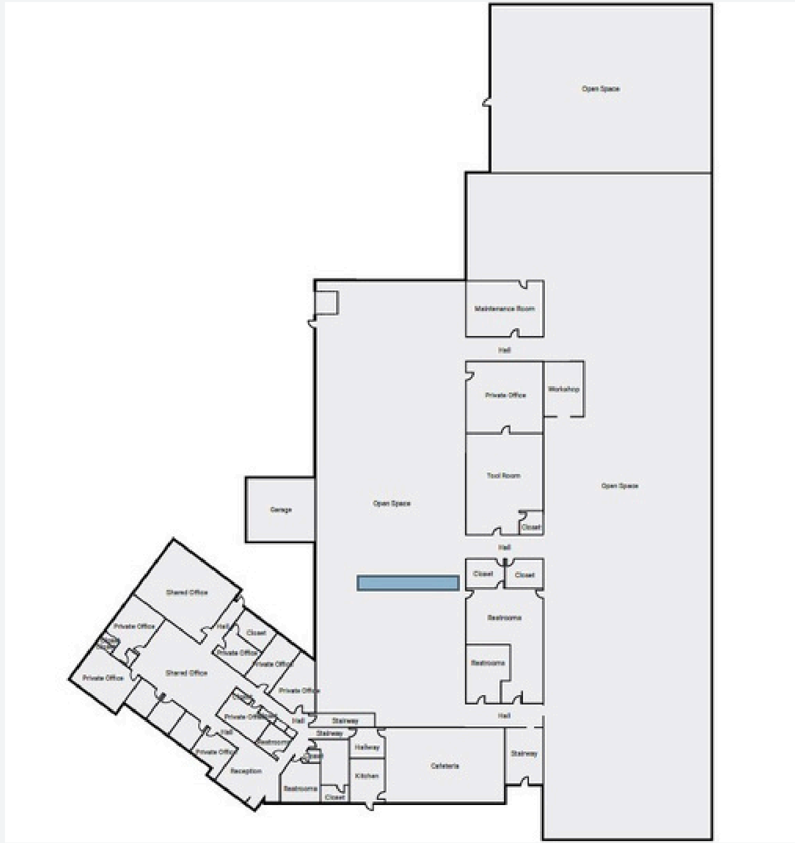
Expansive Space: 43,750 SF facility with 12’–25’ clear heights and 4,800 SF of office space, offering scale and versatility for diverse industrial operations.

Strategic Features: Fully leased asset delivering stable, in-place cash flow with efficient loading via two dock doors and one drive-in door.

Industrial Infrastructure: Equipped with 1,200-amp, three-phase power to support manufacturing-intensive and high-demand industrial users.

Zoning Advantage: Industrial zoning within a proven manufacturing corridor supports a wide range of heavy industrial, warehouse, and distribution uses, enhancing long-term leasing flexibility.

FLOOR PLAN



Open Space
Maintenance Room
Hall
Private Office
Workshop
Tool Room
Closet
Open Space
Garage
Open Space
Hall
Closet
Closet
Restrooms
Restrooms
Hall
Shared Office
Private Office
Hall
Closet
Private Office
Private Office
Shared Office
Private Office
Private Office
Private Office
Hall
Stairway
Stairway
Hall
Private Office
Restrooms
Hallway
Kitchen
Cafeteria
Stairway
Reception
Restrooms
Closet

FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	$292,019	$292,019	$292,019	$292,019	$292,019	$292,019
TAX & INS	$58,814	$59,990	$61,190	$62,414	$63,662	$64,935
EFFECTIVE GROSS REVENUE	$350,833	$352,009	$353,209	$354,433	$355,681	$356,954
OPERATING EXPENSES						
PROPERTY TAX	$44,113	$44,995	$45,895	$46,813	$47,749	$48,704
INSURANCE	$14,701	$14,995	$15,295	$15,601	$15,913	$16,231
TOTAL OPERATING EXPENSES	$58,814	$59,990	$61,190	$62,414	$63,662	$64,935
NET OPERATING INCOME	$292,019	$292,019	$292,019	$292,019	$292,019	$292,019

RENT ROLL

293 PATRIOT WAY RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	ALCO Manufacturing Corporation	43,750	$292,019	$6.67	11/15/2021	09/30/2029
	TOTAL	43,750	$292,019			



TENANT SUMMARY

ALCO Manufacturing Corporation

Alco Manufacturing Corporation, founded in 1971, specializes in precision-machined components made from materials like steel, brass, and aluminum. It serves various industries and operates multiple facilities across Ohio, New York, and Michigan. Known for high-tolerance components, Alco focuses on quality, efficiency, and innovation in manufacturing.

LEASE OVERVIEW

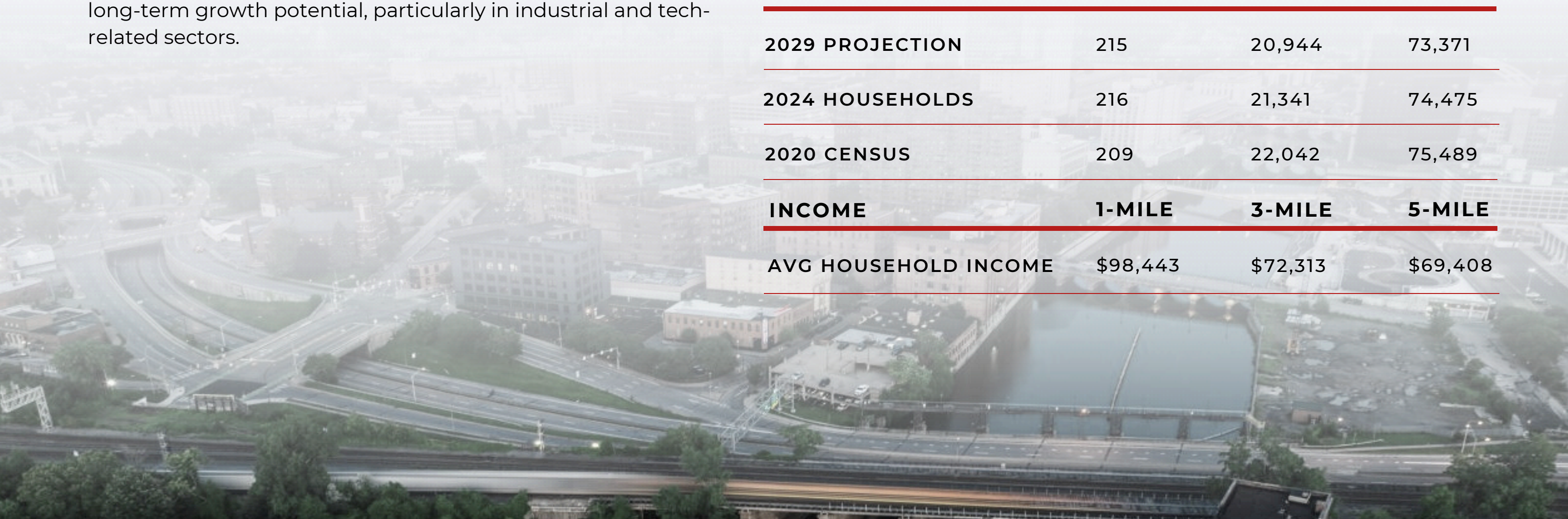
Lease Type	Triple Net
Lease Commencement	11/15/2021
Lease Expiration	09/30/2029
Base Term Remaining	4 years
Rental Increase	Set Rent Schedule
Tenant Purchase Rights	ROFR

ABOUT ROCHESTER, NY

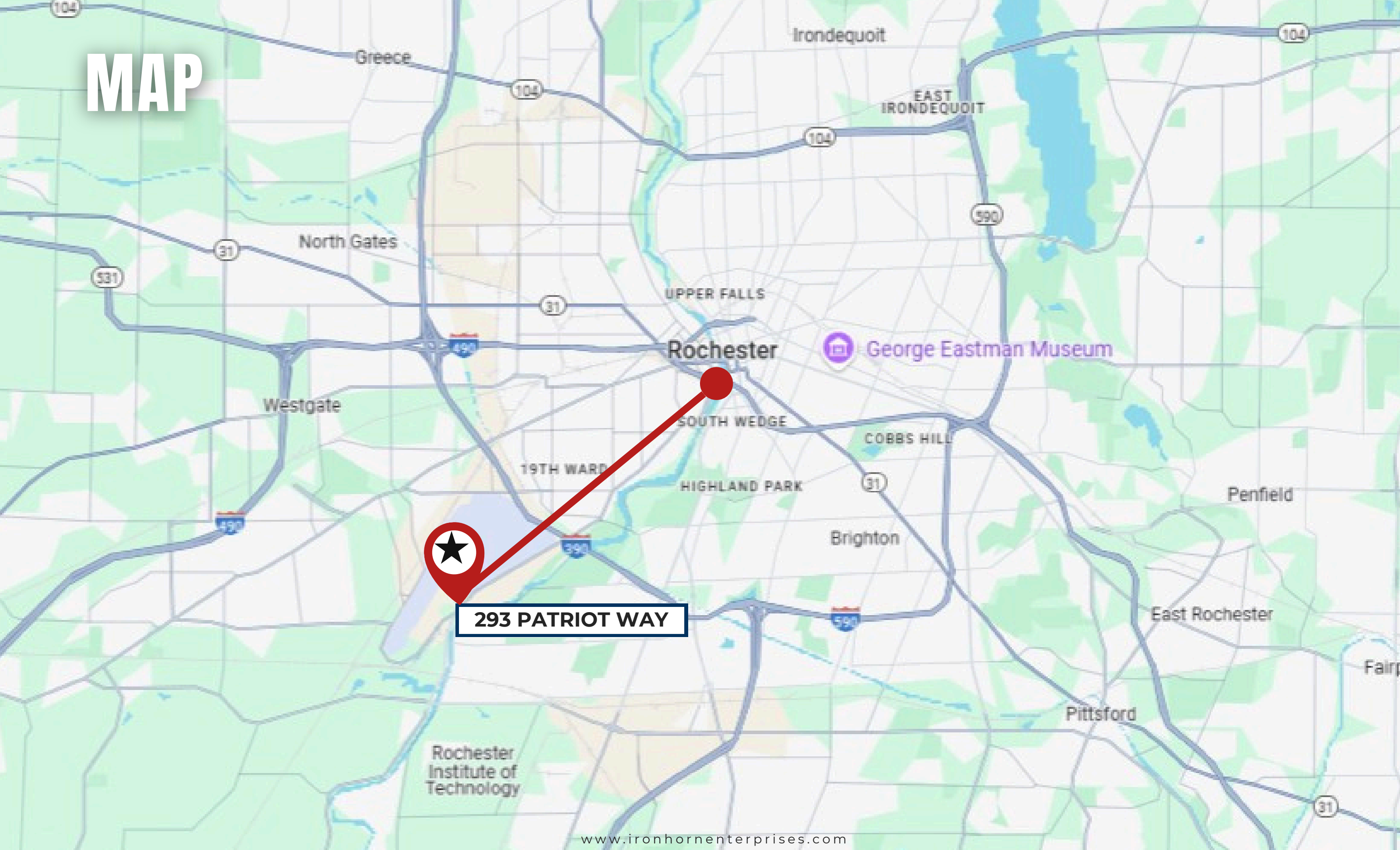
Rochester, NY, offers a diverse commercial real estate market with strong opportunities in industrial, office, and retail sectors. Known for its industrial heritage, the city is ideal for manufacturing, distribution, and logistics, thanks to its strategic location and affordable property rates.

The office market is stable, with both traditional and adaptive spaces, while retail faces challenges due to e-commerce trends. Overall, Rochester provides a cost-effective environment with long-term growth potential, particularly in industrial and tech-related sectors.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	535	56,223	172,799
2024 POPULATION	538	57,186	175,342
2020 CENSUS	520	58,877	178,151
HOUSEHOLD	**1-MILE**	**3-MILE**	**5-MILE**
2029 PROJECTION	215	20,944	73,371
2024 HOUSEHOLDS	216	21,341	74,475
2020 CENSUS	209	22,042	75,489
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
AVG HOUSEHOLD INCOME	$98,443	$72,313	$69,408



MAP



293 PATRIOT WAY
Rochester
George Eastman Museum
Irondequoit
EAST IRONDEQUOIT
Greece
North Gates
Westgate
UPPER FALLS
SOUTH WEDGE
COBBS HILL
19TH WARD
HIGHLAND PARK
Brighton
Penfield
East Rochester
Pittsford
Rochester Institute of Technology
104
31
531
490
590

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