



1775 BUFFALO RD ROCHESTER NY 14624

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,
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EXECUTIVE SUMMARY

1775 Buffalo Road presents a fully leased industrial investment opportunity in Rochester's established west-side industrial corridor. The 11,700 SF building sits on 2.06 acres and offers a versatile layout with approximately 50% office buildout, supporting a wide range of service, distribution, and light manufacturing operations. Originally constructed in 1990, the property features 12'-15' clear heights, one dock-high door, and three drive-in doors, providing functional loading capabilities and operational flexibility for its tenant. Positioned directly on Buffalo Road with immediate access to I-490 and minutes from I-390 and the Greater Rochester International Airport, the property benefits from exceptional regional connectivity throughout the Rochester MSA. Located within a well-established industrial corridor, the asset offers investors stable occupancy in a market supported by strong industrial demand, access to a skilled workforce, and convenient transportation infrastructure serving Western New York.

THE OFFERING

Building SF	11,700
Year Built	1990
Lot Size (Acres)	2.06
Parcel ID	119.10-1-80
Zoning Type	LI
Clear Height	12'-15'
Drive Ins	3
Docks	1

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Direct frontage on Buffalo Road with immediate access to I-490 and minutes to I-390, I-590, and the Greater Rochester International Airport, providing seamless regional and interstate connectivity across Western New York.



Expansive Space: Situated on 2.06 acres, the property offers valuable on-site parking, circulation, and potential outdoor storage capacity—an attractive feature in infill industrial locations.



Strategic Features: Approximately 50% office buildout creates a strong administrative presence, ideal for contractors, service-based operators, or flex users requiring a balance of professional office and warehouse functionality.



Industrial Infrastructure: 12'–15' clear heights, one dock-high door, and three drive-in doors support efficient loading and operational flexibility, reinforcing the asset's durability as an income-producing industrial investment.



Zoning Advantage: Industrial zoning within an established west-side corridor supports warehouse, service, flex, and light manufacturing uses—enhancing tenant versatility and long-term backfill strength.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$107,172	\$108,780	\$112,043	\$115,404	\$118,866	\$122,432
TAX & INS; MANAGEMENT FEE	\$51,321	\$52,326	\$53,416	\$54,529	\$55,666	\$56,827
EFFECTIVE GROSS REVENUE	\$158,493	\$161,106	\$165,459	\$169,933	\$174,532	\$179,259
OPERATING EXPENSES						
PROPERTY TAX	\$42,939	\$43,798	\$44,674	\$45,567	\$46,479	\$47,408
INSURANCE	\$4,095	\$4,177	\$4,260	\$4,346	\$4,433	\$4,521
TOTAL OPERATING EXPENSES	\$47,034	\$47,975	\$48,934	\$49,913	\$50,911	\$51,929
NET OPERATING INCOME	\$111,459	\$113,131	\$116,525	\$120,020	\$123,621	\$127,330

RENT ROLL

1775 BUFFALO RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Lutz-Jesco America Corp.	11,700	\$107,172	\$9.16	06/01/2026	05/31/2036
TOTAL		11,700	\$107,172			



TENANT SUMMARY

Lutz-Jesco America Corp.

Lutz-Jesco is a global manufacturer specializing in chemical dosing, metering, disinfection, and fluid-handling technologies for industrial, municipal, and water treatment applications. The company designs and manufactures dosing pumps, chemical feed systems, chlorination and disinfection equipment, measurement and control systems, and related process technologies used in water and wastewater treatment, manufacturing, food processing, and other industrial markets. With operations in more than 70 countries, Lutz-Jesco is recognized for its expertise in precise chemical dosing, process automation, and water treatment solutions.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	06/01/2026
Lease Expiration	05/31/2036
Base Term Remaining	9 years 11 months
Rental Increase	3% annual increase

ABOUT ROCHESTER, NY

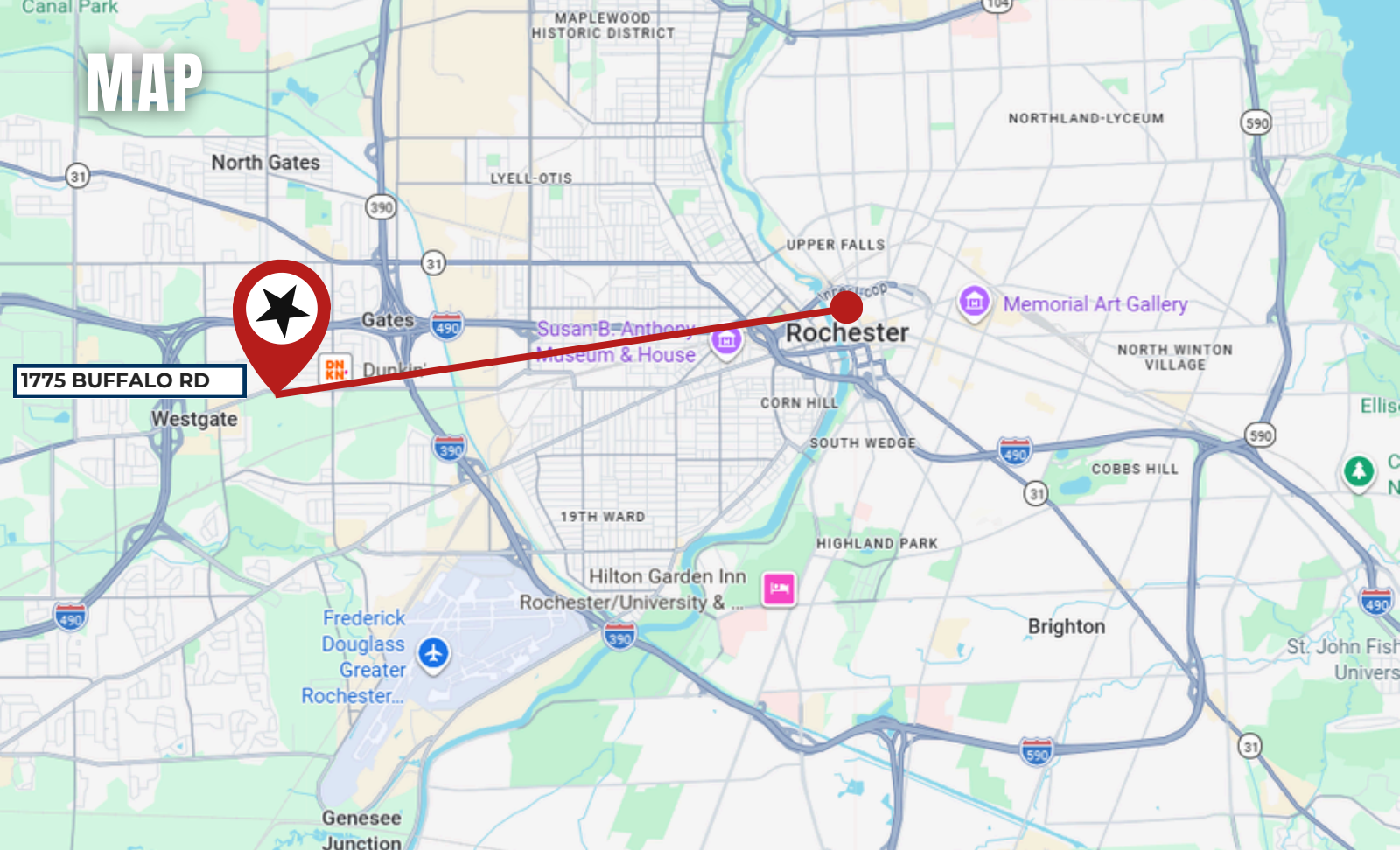
Rochester, NY is a strategically positioned Upstate New York market with a strong industrial foundation and growing advanced manufacturing base. Located along Lake Ontario and anchored by I-90 (NYS Thruway), I-390, and I-490, the region provides efficient access to Buffalo, Syracuse, Albany, and major 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	5,399	61,171	198,372
2024 POPULATION	5,249	59,377	194,872
2029 PROJECTION	5,158	58,339	191,956
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,212	25,772	81,469
2024 HOUSEHOLDS	2,145	24,939	80,159
2029 PROJECTION	2,106	24,473	78,932
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$82,776	\$76,054	\$67,181

MAP



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