1430-1436 SCOTTSVILLE RD ROCHESTER NY 14624

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*

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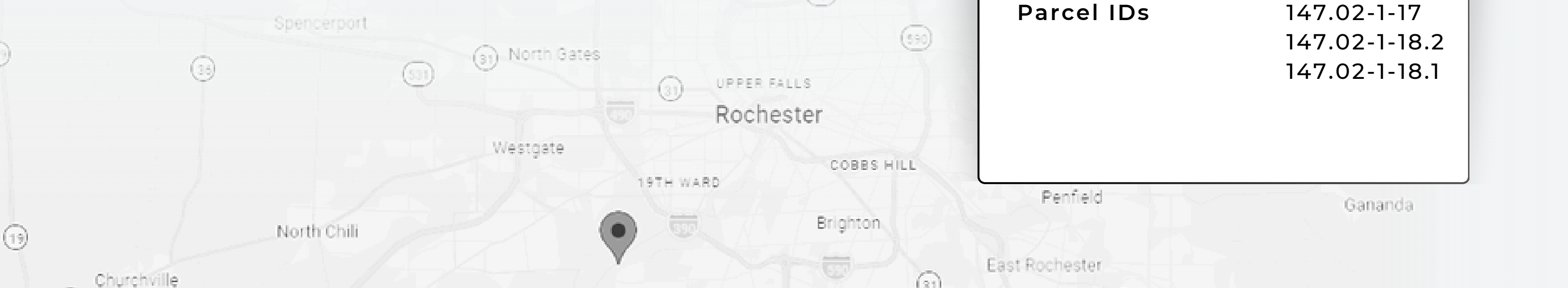
EXECUTIVE SUMMARY

1430–1436 Scottsville Road presents a fully leased industrial investment opportunity totaling 23,100 square feet on 1.19 acres in Rochester, New York. Originally constructed in 1960 and comprehensively renovated in 2024, the property offers a highly functional layout with approximately 10% office buildout, 40’ clear height, and six drive-in doors—supporting a wide range of warehouse, distribution, and specialized industrial operations. The recent renovations enhance both operational efficiency and long-term asset durability, providing stable in-place income backed by a modernized facility.

Strategically positioned along Scottsville Road with immediate access to I-390 and close proximity to I-490 and the Greater Rochester International Airport, the property benefits from exceptional regional connectivity. Its location within Rochester’s established industrial corridor provides strong access to labor, transportation infrastructure, and key commercial nodes—making 1430–1436 Scottsville Road a well-located, income-producing industrial asset in a supply-constrained market.

THE OFFERING

Building SF	23,100
Year Built/Reno	1960/2024
Lot Size (Acres)	1.19
Clear Height	40'
Drive Ins	6
Parcel IDs	147.02-1-17 147.02-1-18.2 147.02-1-18.1



INVESTMENT HIGHLIGHTS

Prime Location & Accessibility: Positioned along Scottsville Road with immediate access to I-390 and quick connectivity to I-490, I-90 (NYS Thruway), and the Greater Rochester International Airport, the asset offers seamless regional and interstate transportation access.

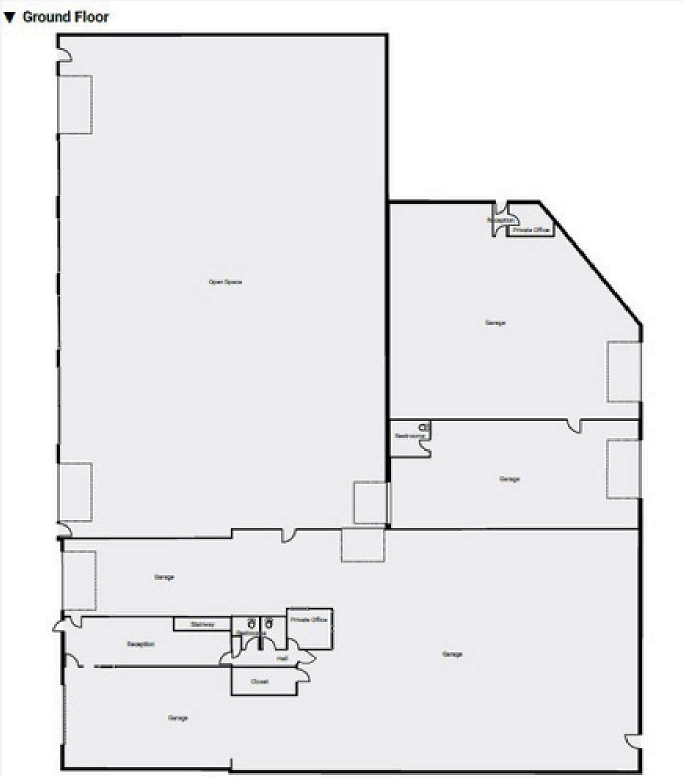
Expansive Space: The 23,100 SF building sits on 1.19 acres, providing efficient building coverage with additional flexibility for circulation, parking, or outdoor operational use.

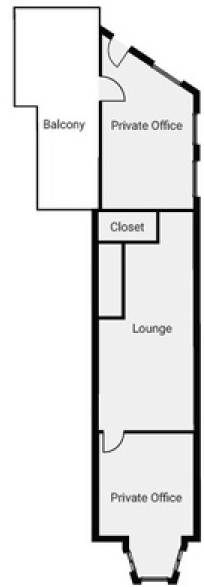
Strategic Features: A rare 40' clear height combined with six drive-in doors and approximately 10% office buildout creates a highly functional layout capable of supporting specialized industrial, storage, or fleet-based users.

Industrial Infrastructure: Fully renovated in 2024, the property offers modernized building systems and durable construction, delivering long-term operational efficiency and stable in-place income within a supply-constrained Rochester industrial market.

Zoning Advantage: Located within Rochester's established industrial corridor, the property benefits from flexible industrial zoning that supports warehouse, distribution, manufacturing, and service-oriented uses—enhancing long-term tenant demand and future adaptability.

FLOOR PLAN


▼ Ground Floor


Balcony
Private Office
Closet
Lounge
Private Office

FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	$178,266	$180,757	$185,778	$190,939	$196,244	$201,698
TAX & INS	$20,129	$20,532	$20,942	$21,362	$21,789	$22,225
EFFECTIVE GROSS REVENUE	$198,395	$201,289	$206,720	$212,300	$218,033	$223,923
OPERATING EXPENSES						
PROPERTY TAX	$12,594	$12,846	$13,102	$13,365	$13,632	$13,905
INSURANCE	$7,535	$7,686	$7,840	$7,997	$8,157	$8,320
TOTAL OPERATING EXPENSES	$20,129	$20,532	$20,942	$21,362	$21,789	$22,225
NET OPERATING INCOME	$178,266	$180,757	$185,778	$190,939	$196,244	$201,698

RENT ROLL

1430-1436 SCOTTSVILLE RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	PAC Training Systems, LLC	10,000	$79,950	$7.92	04/01/2025	03/31/2032
Space 2	Undo Collision, LLC	4,500	$38,316	$8.51	11/01/2024	10/31/2029
Space 3	Roc City Sammich, LLC & Rolln Deep, LLC	8,600	$60,000	$7.06	07/01/2025	09/30/2030
	TOTAL	23,100	$178,266			



TENANT SUMMARY

Pac Training Systems, LLC

Team PAC Baseball is a Rochester-based, year-round baseball development program focused on advanced training, competitive team play, and athlete growth. Through professional coaching, strength and conditioning, and modern training methods, PAC prepares players to compete at higher levels while building strong fundamentals and baseball IQ.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	04/01/2025
Lease Expiration	03/31/2032
Base Term Remaining	6 years
Options	Renew for two terms of five years with 2.5% rent increase
Rental Increase	2.5% annually
Tenant Purchase Rights	T has option to purchase for $1,800,000.00 for the first 60 days after Lease Commencement Date after 6 months for current market value

Undo Collisions, LLC

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	11/01/2024
Lease Expiration	10/31/2029
Base Term Remaining	3 years
Rental Increase	3% annually

TENANT SUMMARY

Roc City Sammich, LLC & Rolln Deep, LLC

Roc City Sammich, LLC and Rolln Deep, LLC are Rochester-based food and catering brands known for their bold, high-energy concepts. Roc City Sammich features its signature Pittsburgh-style sandwiches with fries built inside, while Rolln Deep offers creative Asian-fusion fare, specialty egg rolls, and bubble tea. Together, they serve the Greater Rochester market with distinctive mobile dining and event catering experiences.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	07/01/2025
Lease Expiration	09/30/2030
Base Term Remaining	4 years
Options	T has option to purchase for $1,800,000.00 for the first 60 days after Lease Commencement
Rental Increase	3% annually
Tenant Purchase Rights	T has option to purchase for $1,800,000.00 for the first 60 days after Lease Commencement Date

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.

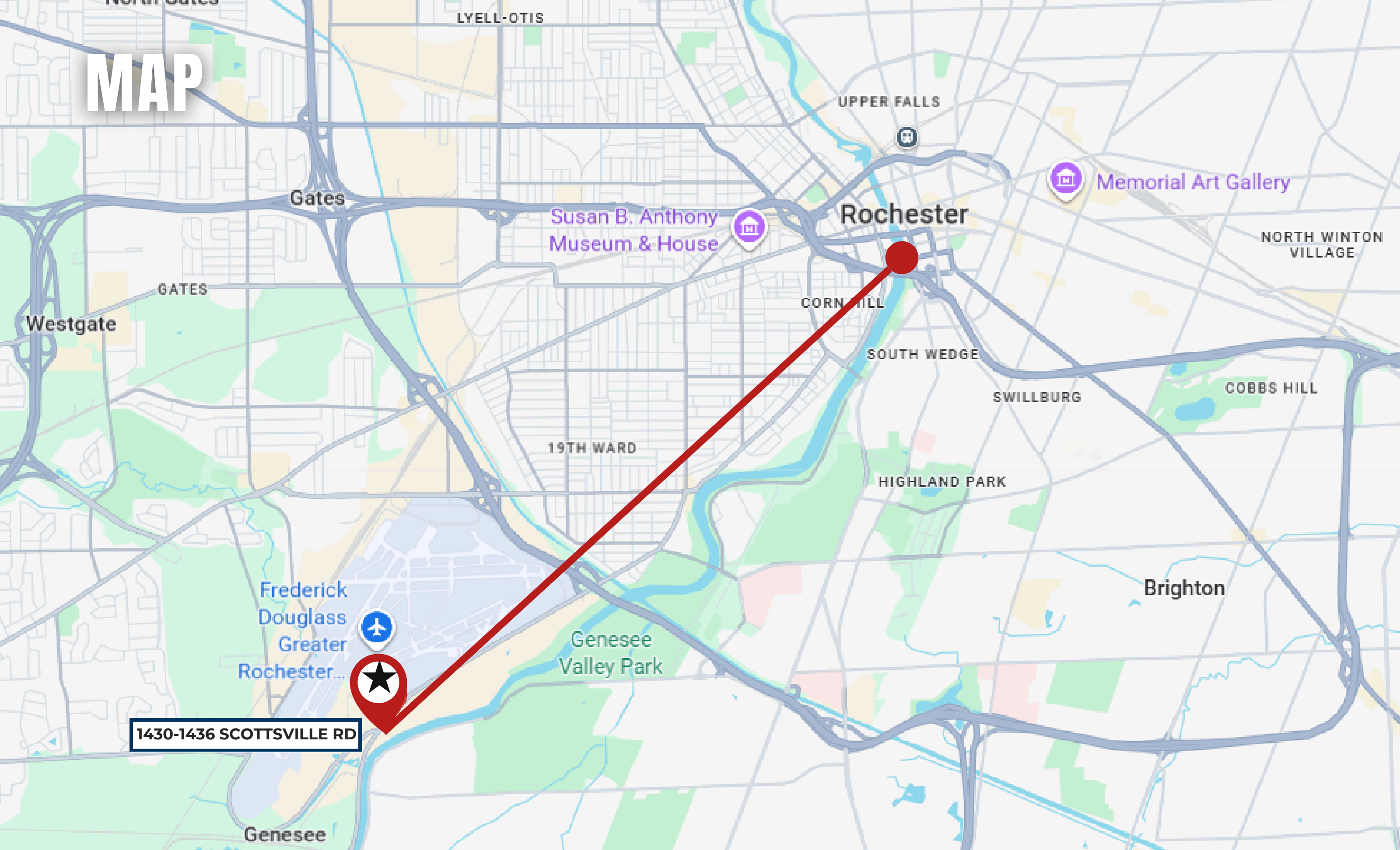
The market benefits from a skilled labor pool supported by institutions such as the University of Rochester and RIT, along with continued investment in optics, photonics, food & beverage, and precision manufacturing. Compared to larger Northeast metros, Rochester offers lower operating costs, competitive 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	411	56,368	174,734
2024 POPULATION	435	54,819	172,295
2029 PROJECTION	434	53,912	169,859

HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	167	21,063	73,932
2024 HOUSEHOLDS	177	20,422	73,070
2029 PROJECTION	177	20,048	72,011

INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	$93,313	$73,439	$69,718



MAP
LYELL-OTIS
UPPER FALLS
Memorial Art Gallery
Rochester
NORTH WINTON VILLAGE
Gates
Susan B. Anthony Museum & House
GATES
Westgate
CORN HILL
SOUTH WEDGE
SWILLBURG
COBBS HILL
19TH WARD
HIGHLAND PARK
Brighton
Frederick Douglass Greater Rochester...
Genesee Valley Park
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Genesee

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