IRONHORN ENTERPRISES

1029 LYELL AVE ROCHESTER, NY 14606

INDUSTRIAL PROPERTY
PARTIALLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*

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Dispositions Officer
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Ryan Jenkins
VP of Dispositions

IRONHORN ENTERPRISES

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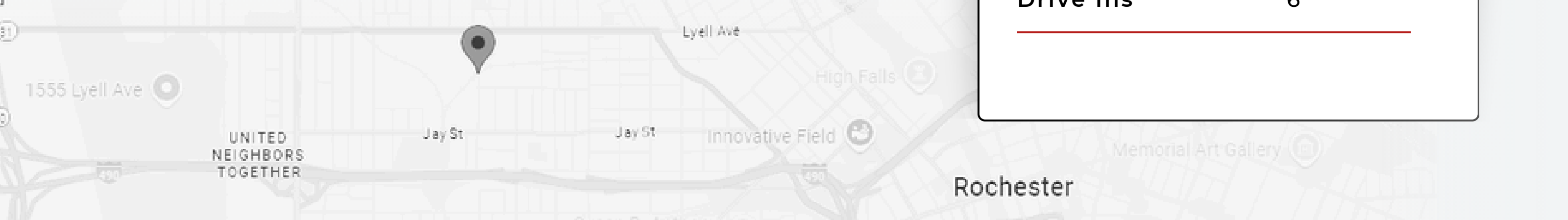
EXECUTIVE SUMMARY

This 41,748 SF industrial investment opportunity at 1029 Lyell Avenue offers a compelling blend of in-place income and future upside through its partially leased occupancy. Situated on 3.39 acres, the property features clear heights ranging from 14'3" to 21'4" and six drive-in doors, providing flexibility for a variety of industrial, manufacturing, warehousing, and service-oriented users. The multi-tenant configuration allows investors to benefit from existing cash flow while pursuing additional leasing opportunities to enhance value and increase returns over time.

Strategically positioned along Rochester's Lyell Avenue industrial corridor, the property offers excellent access to I-490, I-390, NY-31, Downtown Rochester, and the greater Monroe County market. Its central location provides convenient connectivity for workforce access, regional distribution, and last-mile logistics operations throughout Western New York.

THE OFFERING

Building SF	41,748
Year Built	1900/1960
Lot Size (Acres)	3.39
Parcel ID	105.63-2-22
Zoning Type	M-1
Clear Height	14'3"-21'4"
Drive Ins	6



INVESTMENT HIGHLIGHTS

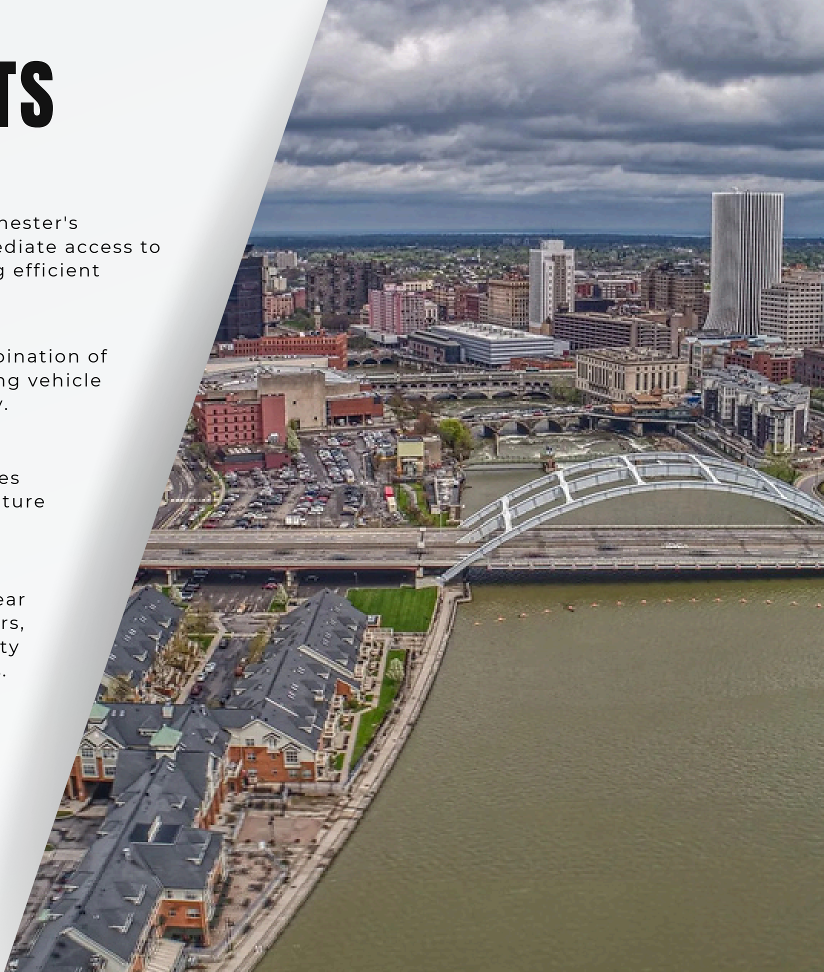
Prime Location & Accessibility: Positioned along Rochester's established Lyell Avenue industrial corridor with immediate access to I-490, I-390, and the New York State Thruway, enabling efficient regional and interstate connectivity.

Expansive Space: The 3.39-acre site offers a rare combination of substantial building area and outdoor space, supporting vehicle parking, equipment storage, and operational flexibility.

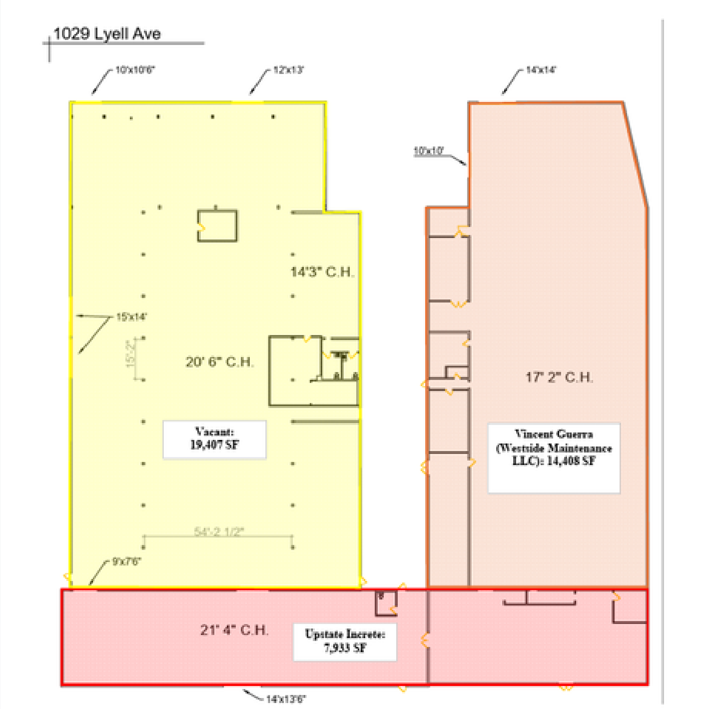
Strategic Features: Partially leased occupancy provides immediate income while preserving upside through future lease-up opportunities and potential rent growth.

Industrial Infrastructure: Featuring 41,748 SF with clear heights ranging from 14'3" to 21'4" and six drive-in doors, the property is well-equipped to accommodate a variety of industrial, logistics, and service-oriented operations.

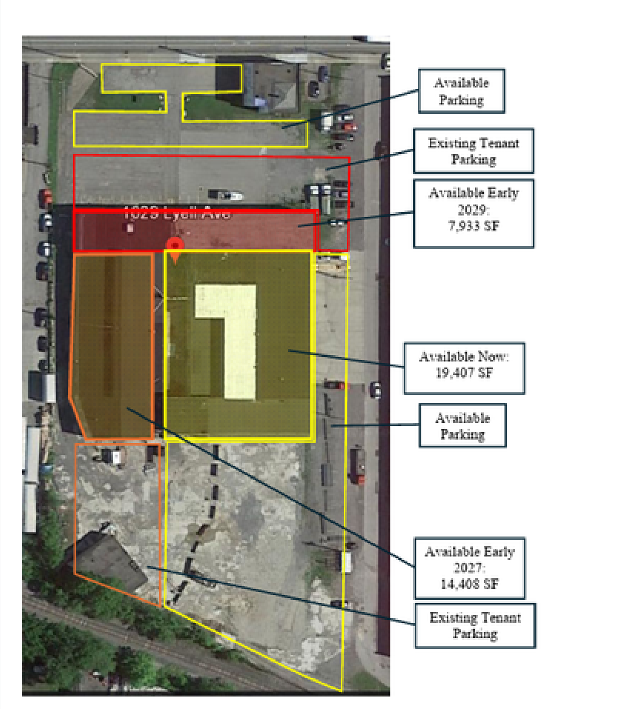
Zoning Advantage: Industrial zoning supports a broad range of manufacturing, warehousing, distribution, contractor, and service-related uses, providing long-term flexibility for ownership and leasing strategies.



SITE PLAN



1029 Lyell Ave
10'x10'6"
12'x13'
14'x14'
10'x10'
14'3" C.H.
15'x14'
20' 6" C.H.
17' 2" C.H.
Vacant:
19,407 SF
Vincent Guerra
(Westside Maintenance
LLC): 14,408 SF
54'-2 1/2"
9'x7'6"
21' 4" C.H.
Upstate Increte:
7,933 SF
14'x13'6"



1029 Lyell Ave
Available
Parking
Existing Tenant
Parking
Available Early
2029:
7,933 SF
Available Now:
19,407 SF
Available
Parking
Available Early
2027:
14,408 SF
Existing Tenant
Parking

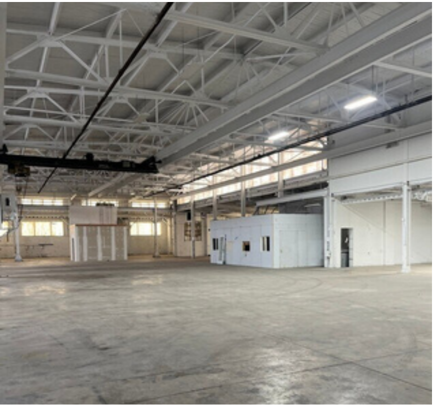
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	$76,627	$77,338	$78,885	$80,462	$82,072	$83,713
TAX & INS	$14,567	$14,858	$15,155	$15,458	$15,768	$16,083
EFFECTIVE GROSS REVENUE	$91,194	$92,196	$94,040	$95,920	$97,840	$99,796
OPERATING EXPENSES						
PROPERTY TAX	$21,541	$21,971	$22,411	$22,859	$23,316	$23,783
INSURANCE	$15,447	$15,756	$16,071	$16,392	$16,720	$17,054
TOTAL OPERATING EXPENSES	$36,988	$37,727	$38,482	$39,251	$40,036	$40,837
NET OPERATING INCOME	$54,206	$54,469	$55,558	$56,669	$57,804	$58,959

RENT ROLL

1029 LYELL AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Vacant	19,407				
Space 2	Upstate Increte INC	7,933	$33,334	$4.17	07/01/2019	06/30/2029
Space 3	Vincent Guerra	14,408	$43,293	$4.24	04/01/2010	05/31/2027
	TOTAL	41,748	$76,627			



TENANT SUMMARY

Upstate Increte INC

Upstate Increte, Inc. is a top decorative concrete specialist serving Rochester and Upstate NY. We provide stamped concrete, overlayments, restorations, epoxy flooring, sealing, and landscape curbing for residential and commercial clients. We also offer retail products, equipment rentals, and professional training, delivering durable, high-quality concrete solutions for every project.

LEASE OVERVIEW

Lease Type	Modified Gross
Lease Commencement	07/01/2019
Lease Expiration	6/30/2029
Base Term Remaining	2+ years
Options	None
Rental Increase	2% Annually
Tenant Purchase Rights	No

Vincent Guerra

Independent Industrial User

LEASE OVERVIEW

Lease Type	Modified Gross
Lease Commencement	04/01/2010
Lease Expiration	05/31/2027
Base Term Remaining	1 year
Options	None
Rental Increase	2.5% Annually
Tenant Purchase Rights	No

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.

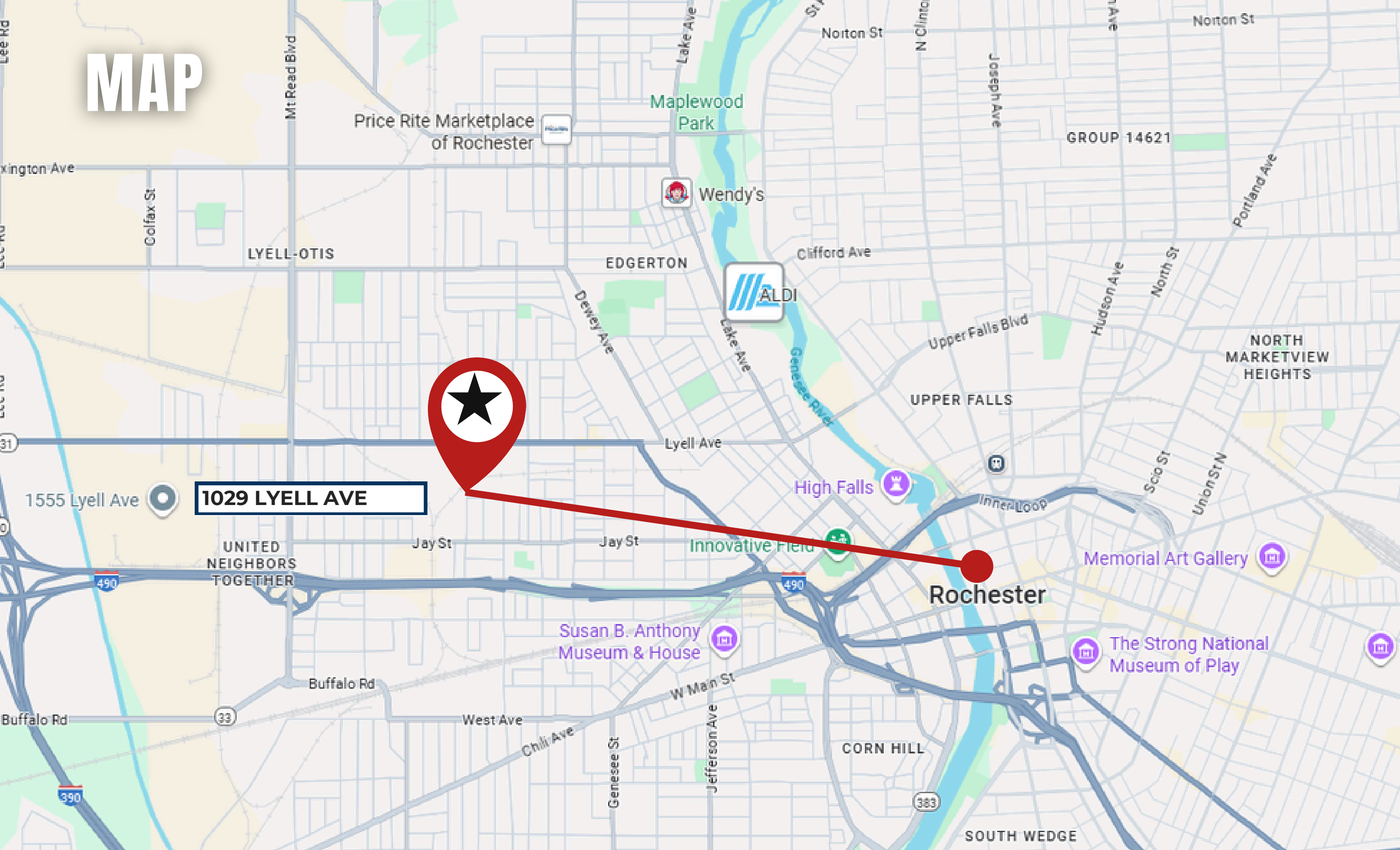
The office market is stable, with both traditional and adaptive spaces, while retail faces challenges due to e-commerce trends. Overall, Rochester provides a cost-effective environment with long-term growth potential, particularly in industrial and tech-related sectors.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	17,027	134,168	309,718
2024 POPULATION	16,052	132,368	302,771
2029 PROJECTION	15,677	130,477	297,895

HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	6,401	56,415	135,382
2024 HOUSEHOLDS	6,017	55,988	132,482
2029 PROJECTION	5,869	55,227	130,308

INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	$40,783	$56,800	$66,898

MAP



1029 LYELL AVE
1555 Lyell Ave
Lyell Ave
Jay St
Rochester
LYELL-OTIS
EDGERTON
UPPER FALLS
NORTH MARKETVIEW HEIGHTS
GROUP 14621
UNITED NEIGHBORS TOGETHER
CORN HILL
SOUTH WEDGE
Price Rite Marketplace of Rochester
Maplewood Park
Wendy's
ALDI
High Falls
Innovative Field
Memorial Art Gallery
Susan B. Anthony Museum & House
The Strong National Museum of Play
Mt Read Blvd
Colfax St
Dewey Ave
Lake Ave
Genesee Blvd
Clifford Ave
Upper Falls Blvd
Norton St
Joseph Ave
Hudson Ave
North St
Portland Ave
Scio St
Union St N
Inner Loop
Buffalo Rd
West Ave
Chili Ave
W Main St
Genesee St
Jefferson Ave
490
390

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