IRONHORN
ENTERPRISES

88 CADBURY WAY
HOLLEY, NY 14470

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*

Nathan Couse
Dispositions Officer
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IRONHORN ENTERPRISES

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TABLE OF CONTENTS

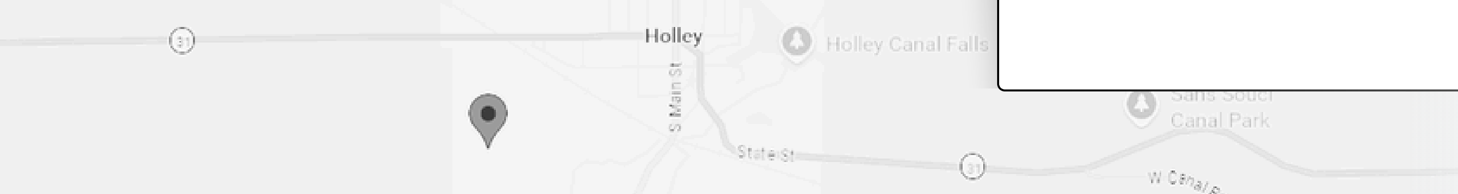
EXECUTIVE SUMMARY

This fully leased cold storage facility at 88 Cadbury Way in Holley, NY offers investors stable in-place income with a clear value-add component. The 72,000-square-foot building, constructed in 2004, features 33’–37’ clear heights, five dock doors, and three drive-in doors—well-suited for food distribution and temperature-controlled logistics users. While the existing tenant fully occupies the building, they currently utilize approximately 5.28 acres of the 22-acre site, creating a compelling opportunity to capitalize on the remaining excess land through additional leasing, outdoor storage, or future development.

Strategically located near Route 31 with convenient access to NYS Route 390 and the greater Rochester market, the property offers strong regional connectivity alongside meaningful upside through expansion or site densification.

THE OFFERING

Building SF	72,000
Year Built	2004
Lot Size (Acres)	22
Parcel ID	87.11-1-5
Clear Height	33'-37'
Docks/Drive Ins	5/3
Power	480v



INVESTMENT HIGHLIGHTS

Prime Location & Accessibility: Positioned near Route 31 with quick access to NYS Route 390 and the greater Rochester MSA, providing efficient regional connectivity across Western New York.

Expansive Space: Situated on 22 total acres with only ±5.28 acres currently utilized, offering substantial excess land for future lease-up, expansion, IOS use, or additional development.

Strategic Features: Modern 2004 construction with 33’–37’ clear heights, making it highly functional for high-density racking and cold chain logistics operations.

Industrial Infrastructure: Equipped with five dock doors and three drive-in doors, supporting efficient loading, distribution flow, and multi-tenant or phased occupancy potential.

Zoning Advantage: Flexible industrial zoning supports cold storage, food processing, distribution, and outdoor storage uses, allowing for a broad tenant pool and long-term adaptability.

FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	$540,000	$541,350	$557,591	$574,318	$591,548	$609,294
TAX & INS	$101,101	$103,123	$105,185	$107,289	$109,435	$111,624
EFFECTIVE GROSS REVENUE	$641,101	$641,101	$662,776	$681,607	$700,983	$720,918
OPERATING EXPENSES						
PROPERTY TAX	$75,901	$77,419	$78,967	$80,547	$82,158	$83,801
INSURANCE	$25,200	$25,704	$26,218	$26,742	$27,277	$27,823
TOTAL OPERATING EXPENSES	$101,101	$103,123	$105,185	$107,289	$109,435	$111,624
NET OPERATING INCOME	$540,000	$541,350	$557,591	$574,318	$591,548	$609,294

RENT ROLL

88 CADBURY WAY RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Leahy Orchards Inc	72,000	$540,000	$7.50	11/1/2025	10/31/2031
	TOTAL	72,000	$540,000			



TENANT SUMMARY

Leahy Orchards Inc.

Leahy Orchards Inc. is a Quebec-based, family-owned fruit processing company specializing in applesauce, fruit purees, and private label products. Founded in the late 1970s, the company produces its Applesnax brand and supplies retailers and food manufacturers across North America with high-quality, natural fruit products.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	11/01/2025
Lease Expiration	10/31/2031
Base Term Remaining	6 years
Rental Increase	3% annually
Tenant Purchase Rights	ROFR

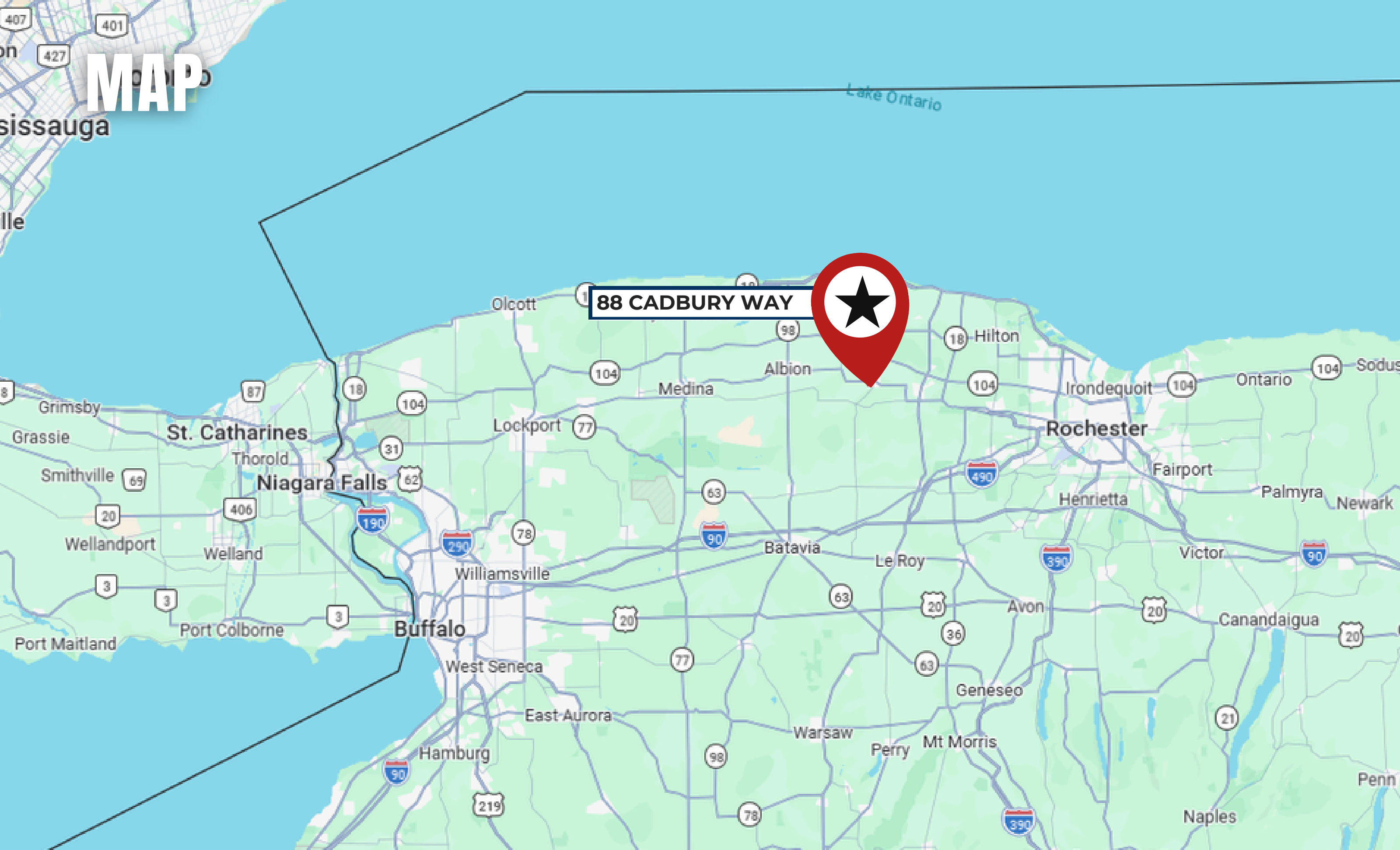
ABOUT HOLLEY, NY

Holley, NY is a strategically positioned village in Orleans County, approximately 20 miles northwest of Rochester, placing it within the greater Rochester industrial and labor market. Located along NY-31 with convenient access to regional highway networks, Holley offers strong connectivity for distribution and logistics users.

The area is appealing for commercial and industrial real estate due to its affordable land and building costs, established industrial presence, and proximity to Western New York's key transportation corridors—making it ideal for manufacturing, cold storage, warehousing, and outdoor storage users seeking value outside primary metro pricing.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,150	5,827	17,940
2024 POPULATION	2,048	5,650	21,207
2029 PROJECTION	2,014	5,584	21,874
HOUSEHOLD	**1-MILE**	**3-MILE**	**5-MILE**
2020 CENSUS	949	2,498	6,890
2024 HOUSEHOLDS	904	2,420	8,338
2029 PROJECTION	889	2,390	8,636
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
AVG HOUSEHOLD INCOME	$86,220	$83,993	$80,468

MAP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Fairport
Henrietta
Palmyra
Newark
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Welland
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Le Roy
Victor
Williamsville
Avon
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