

**OFFERING MEMORANDUM**

# **DEMOCRAT AND CHRONICLE PRODUCTION CENTER/FACILITY**

301 Long Leaf Blvd., Rochester, NY 14626

**FOR SALE: \$7.2 M**



**151,325 SF | 14.70 ACRES | 3 STORIES | 10 DOCKS | 210 SURFACE PARKING SPACES**

**BELLCORNERSTONE**  
*Commercial Real Estate*

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# OFFERING MEMORANDUM

## 301 LONG LEAF BLVD.

Rochester, NY

**FOR SALE: \$ 7.2 M**

### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Buyer agrees that Seller's identity, the proposed purchase, the purchase price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Buyer agrees that it shall, and that it shall cause Buyer's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Buyer agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Buyer's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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# EXECUTIVE SUMMARY

## 301 LONG LEAF BLVD.

Rochester, NY

BellCornerstone has been exclusively retained to sell 301 Long Leaf Blvd. in Rochester, New York. The 151,325 SF industrial features 10 docks, extensive power capabilities, valuable building infrastructure, 210 surface parking spaces, and approximately 15 acres of land. The facility, located in the Canal Ponds Business Park, is a state-of-the-art print and distribution center that powers the Democrat and Chronicle, the only daily-circulated newspaper in Rochester. Owned by Gannett Co., Inc., the Democrat and Chronicle's facility is centrally located with easy access to I-390, Routes 104 & 31, and the Frederick Douglass Greater Rochester International Airport.

The site will be used for daily printing operations through April 2023 but will be delivered vacant at the time of sale. The heavy-duty industrial and distribution facility offers excellent solutions both for owner-operators looking for power, distribution, and existing industrial infrastructure, while also offering redevelopers and investors substantial upside in the retained infrastructure, excess land, and Class A industrial space. Rochester, New York, features a low-vacancy industrial/distribution market with climbing rental rates. The rapidly rising costs of and delays in new construction further underscore the spectacular opportunity that this site represents to all potential buyers.



# ABOUT GANNETT

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Gannett is a subscription-led and digitally-focused media and marketing solutions company. With unmatched reach at the national and local level, Gannett touches the lives of millions with its Pulitzer Prize winning content, consumer experiences, and advertiser products and services.

Its portfolio includes USA TODAY, hundreds of local media outlets in 46 U.S. states, and Newsquest, which operates 120 media brands in the United Kingdom. Gannett also owns the digital marketing services companies ReachLocal, UpCurve, and WordStream, and it runs the largest media-owned events business in the country, USA TODAY NETWORK Ventures.

It has created a powerful network of brands and capabilities that position it well to ensure and preserve the future of local journalism.



# MARKET OVERVIEW



## Rochester, New York

Located on beautiful Lake Ontario, Rochester is the fourth largest city in the State of New York. Its downtown area is home to old industrial buildings centered around the Genesee River's High Falls, but the area is also defined by its technology facilities and educational institutions. In addition to being the birthplace of Gannett, the area has given rise to companies such as Eastman Kodak, Xerox, Bausch & Lomb, Wegmans, and Paychex. Rochester is also known for its cultural experiences like the George Eastman Museum, located on the estate of the Kodak founder, and which showcases a collection of objects related to photography and cinema, including one of the oldest film archives. There is also the Strong National Museum of Play, which includes the National Toy Hall of Fame and interactive exhibits dedicated to toys, games, and play, and the Rochester Museum and Science Center, which includes hands-on exhibits, science demonstrations, and a planetarium. And, for music lovers, there are concerts and performances at the Eastman School of Music, the Rochester Philharmonic Orchestra, and the Rochester International Jazz Festival.



## POPULATION

City: Rochester

**749,000**

State: New York 19.51M

Population  
by Age

City:  
Rochester

State:  
New York

|          |        |           |
|----------|--------|-----------|
| Under 19 | 18,794 | 1,984,295 |
| 19+      | 25,184 | 2,133,448 |
| 45+      | 18,567 | 2,288,089 |
| 65+      | 12,308 | 1,168,268 |

## MEDIAN AGE

City: Rochester

**32.4 Years**

State: New York 38.2 Years

## MEDIAN HOUSEHOLD INCOME

City: Rochester

**\$52,116**

State: New York \$71,117

## HOUSEHOLDS

City: Rochester

**91,400**



Average  
Household Size

State: New York 3,250,657

## Population 25+ by Educational Attainment

**Highest level of education among people aged 25 years and older as % more or less than New York at large.**

|                              |     |
|------------------------------|-----|
| Some High School, No Diploma | 14% |
| High School Grad             | 30% |
| Some College, No Degree      | 31% |
| Associate's Degree           | 6%  |
| Bachelor's Degree            | 12% |
| Advanced Degree              | 7%  |

# LOCATION OVERVIEW

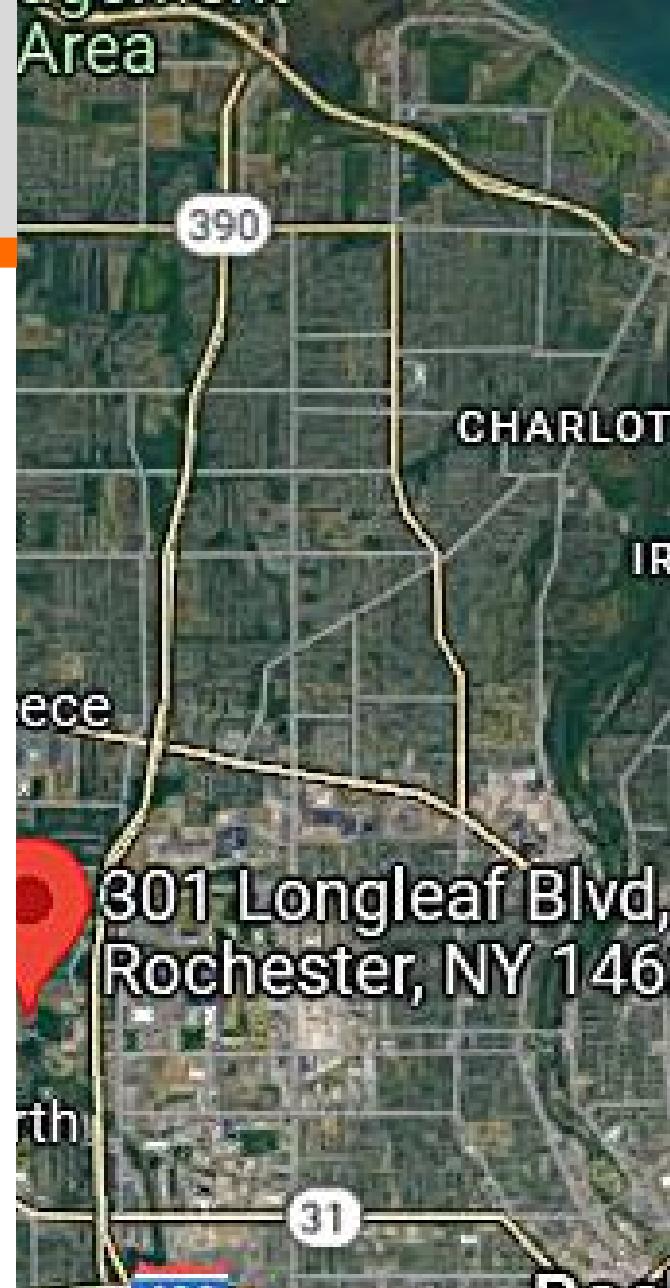
## • HIGHWAY ACCESS

Centrally located with easy access to I-390, I-490, Routes 104 & 31, and the Frederick Douglass Greater Rochester International Airport.

## • PROXIMITY

5.7 miles and a 10-minute drive to the Frederick Douglass Greater Rochester International Airport.

67 miles and a 70-minute drive to the Buffalo Niagara International Airport.



|                         | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------------|-----------|-----------|-----------|
| Population 2022         | 5,007     | 76,904    | 233,800   |
| Total Households        | 2,211     | 31,385    | 94,858    |
| Avg Age                 | 43.20     | 40        | 39.50     |
| Avg Household Size      | 2.30      | 2.40      | 2.40      |
| Median Household Income | \$56,843  | \$49,930  | \$46,915  |
| Median Home Value       | \$138,027 | \$126,763 | \$126,913 |



301 Longleaf Blvd,  
Rochester, NY 14626

Rochester

490

390

90

# SITE OVERVIEW

## SITE

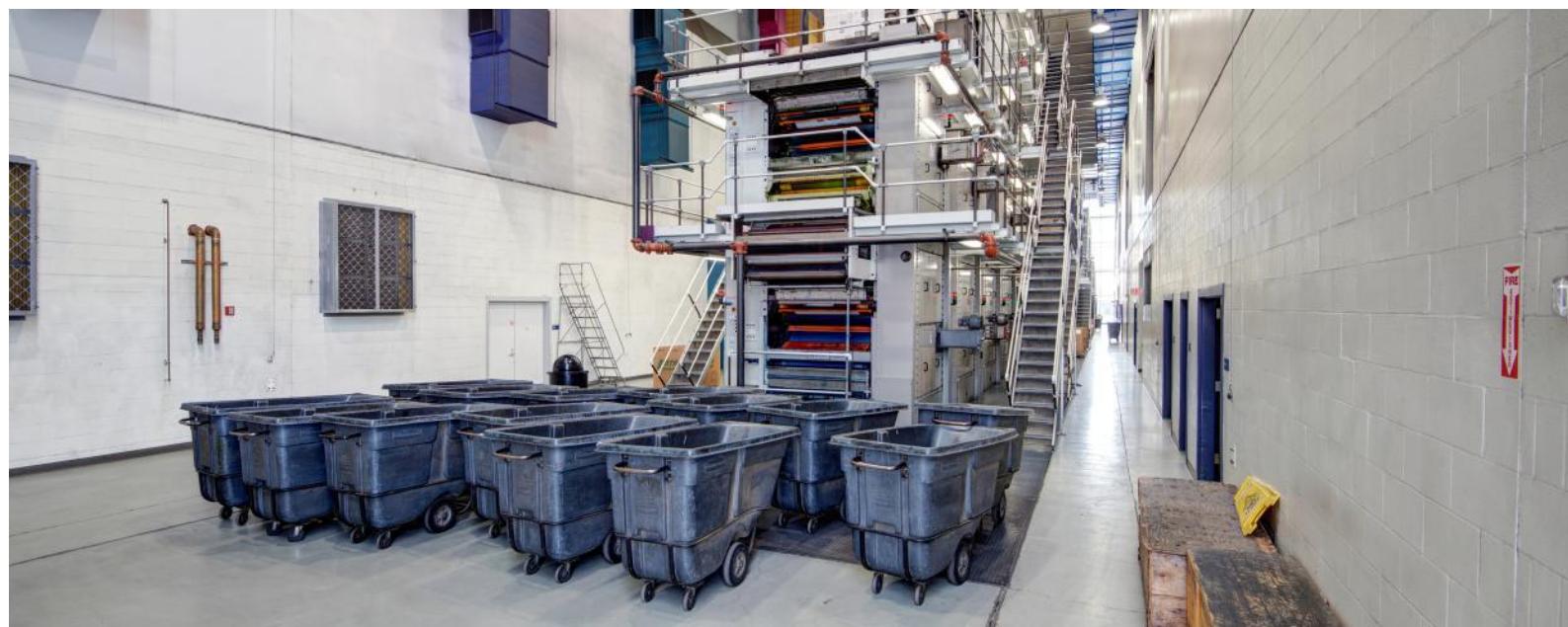
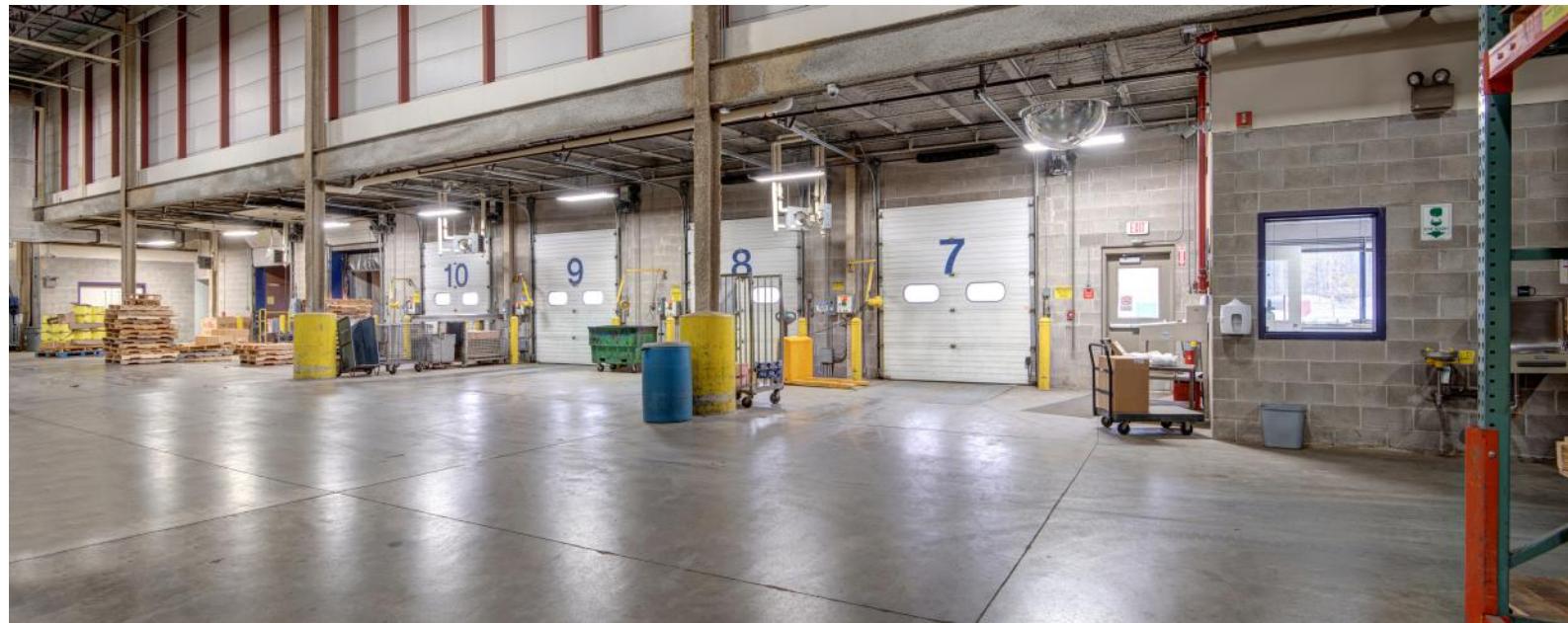
|                 |                    |
|-----------------|--------------------|
| Property Type:  | Industrial         |
| Building Class: | Class A            |
| Parcel ID:      | 089.03-4-20.1      |
| Year Built:     | 1995               |
| Acreage:        | 14.70 Acres        |
| SF:             | 151,325 SF         |
| First Floor:    | 112,417 SF         |
| Second Floor:   | 26,988 SF          |
| Third Floor:    | 11,920 SF          |
| Docks:          | 10                 |
| Parking:        | 210                |
| Ceiling Height: | Approx. 27' to 50' |

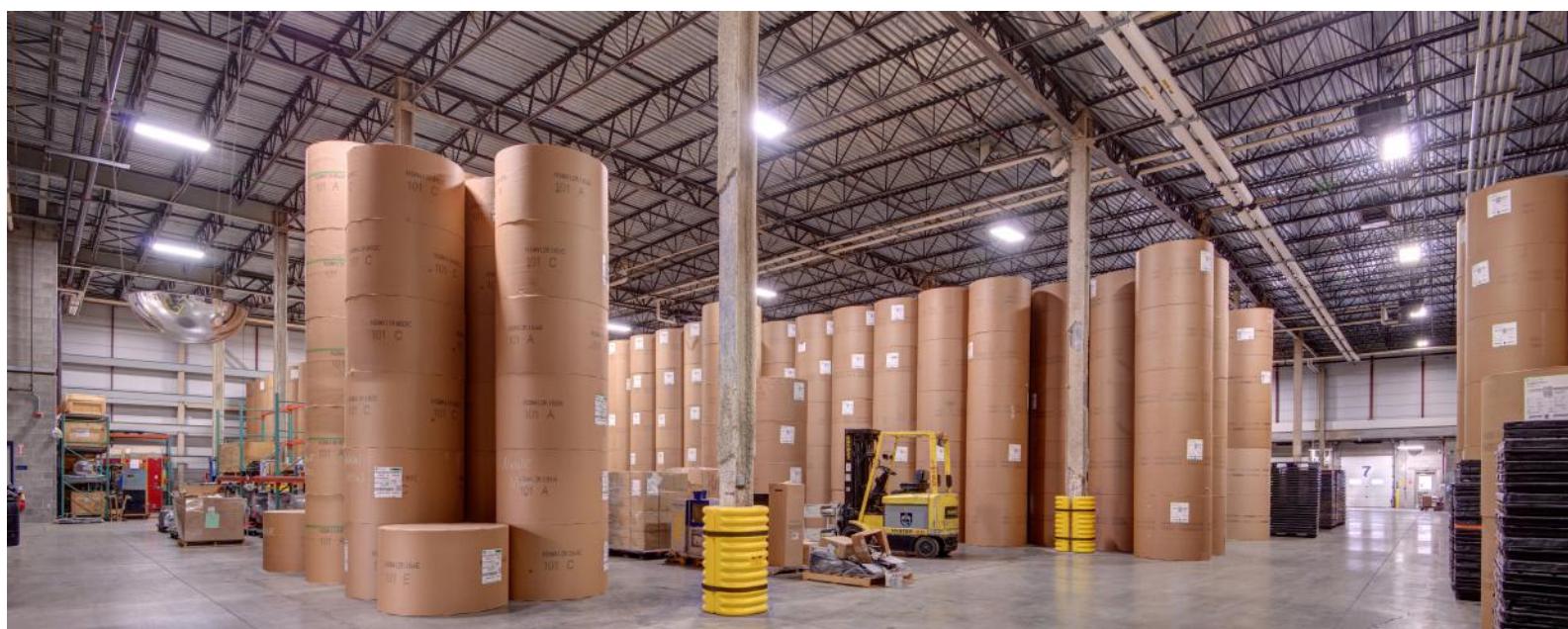
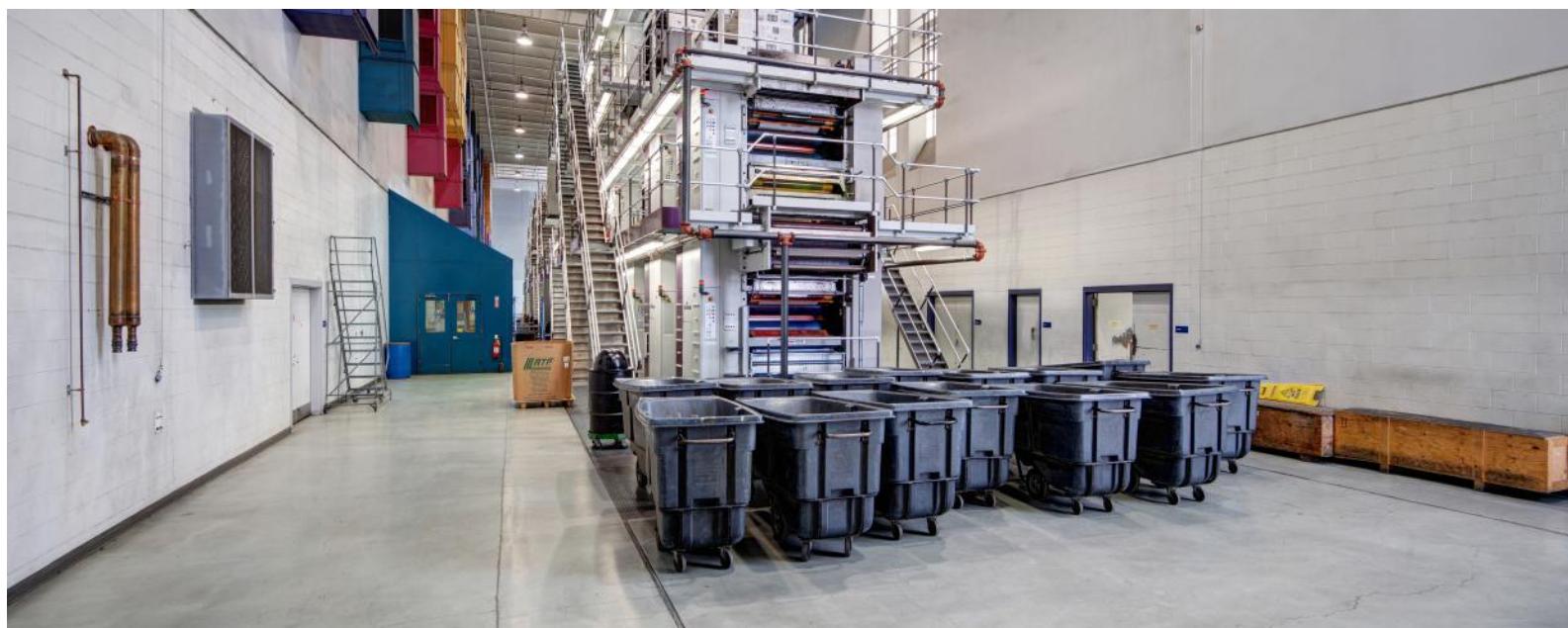




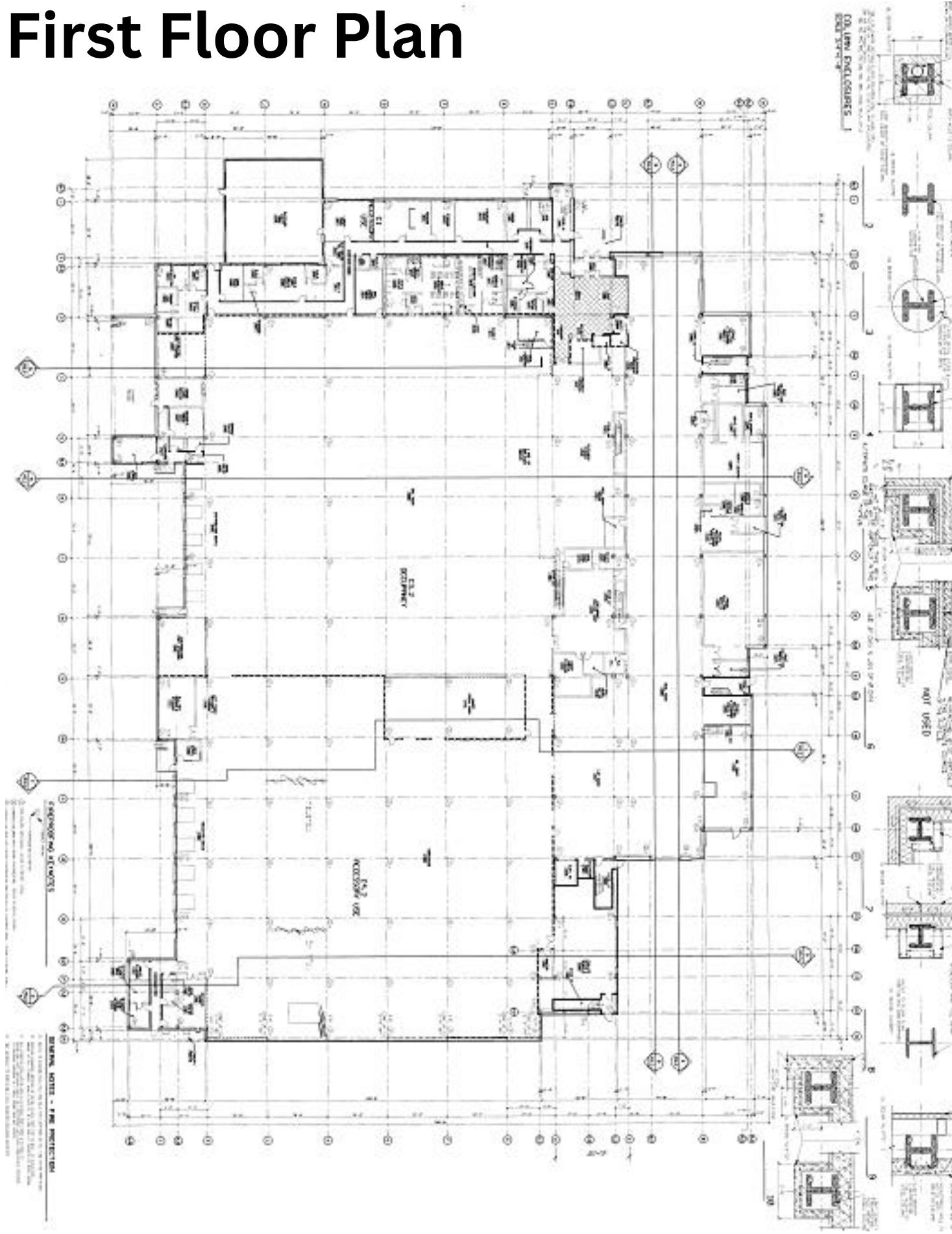




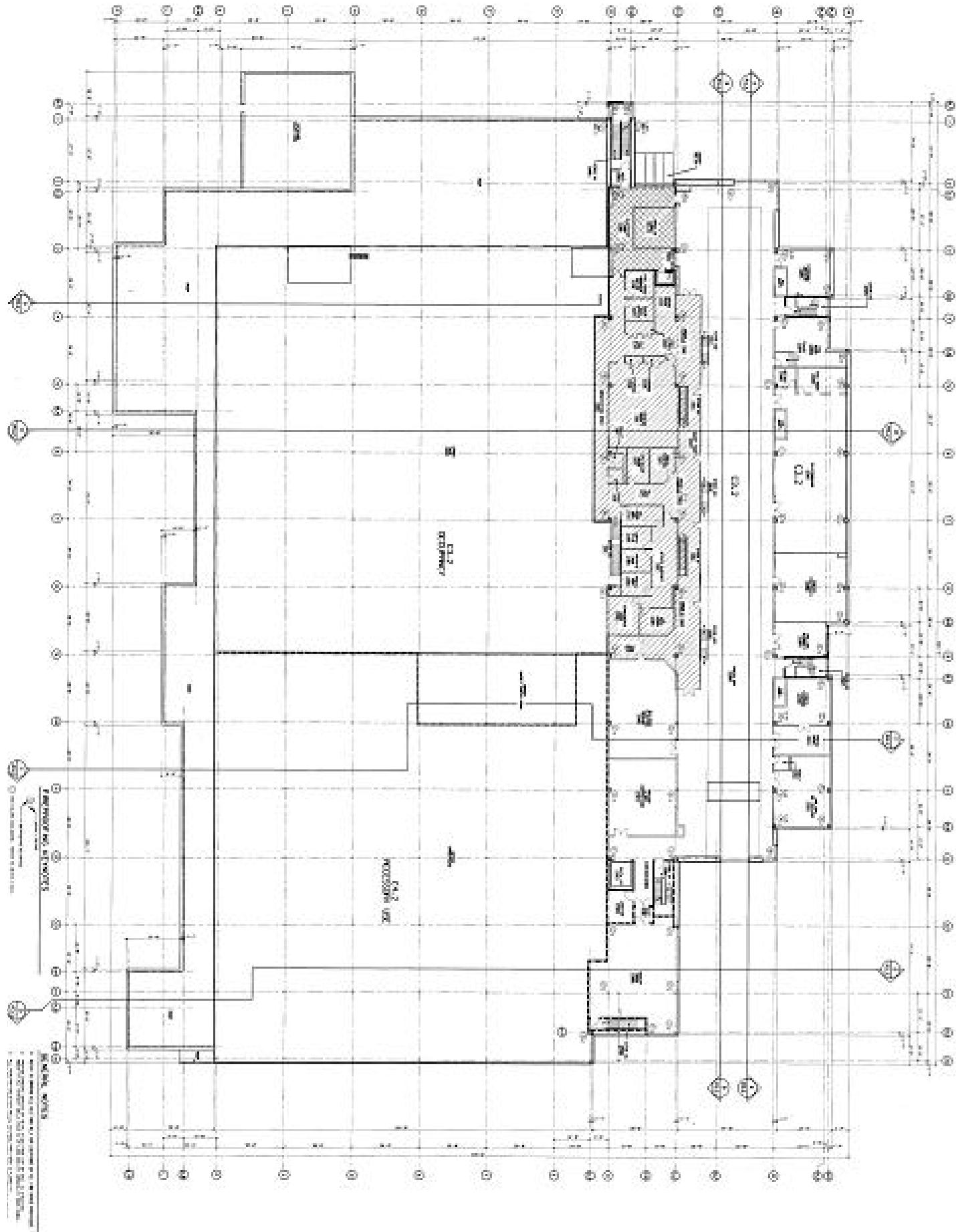




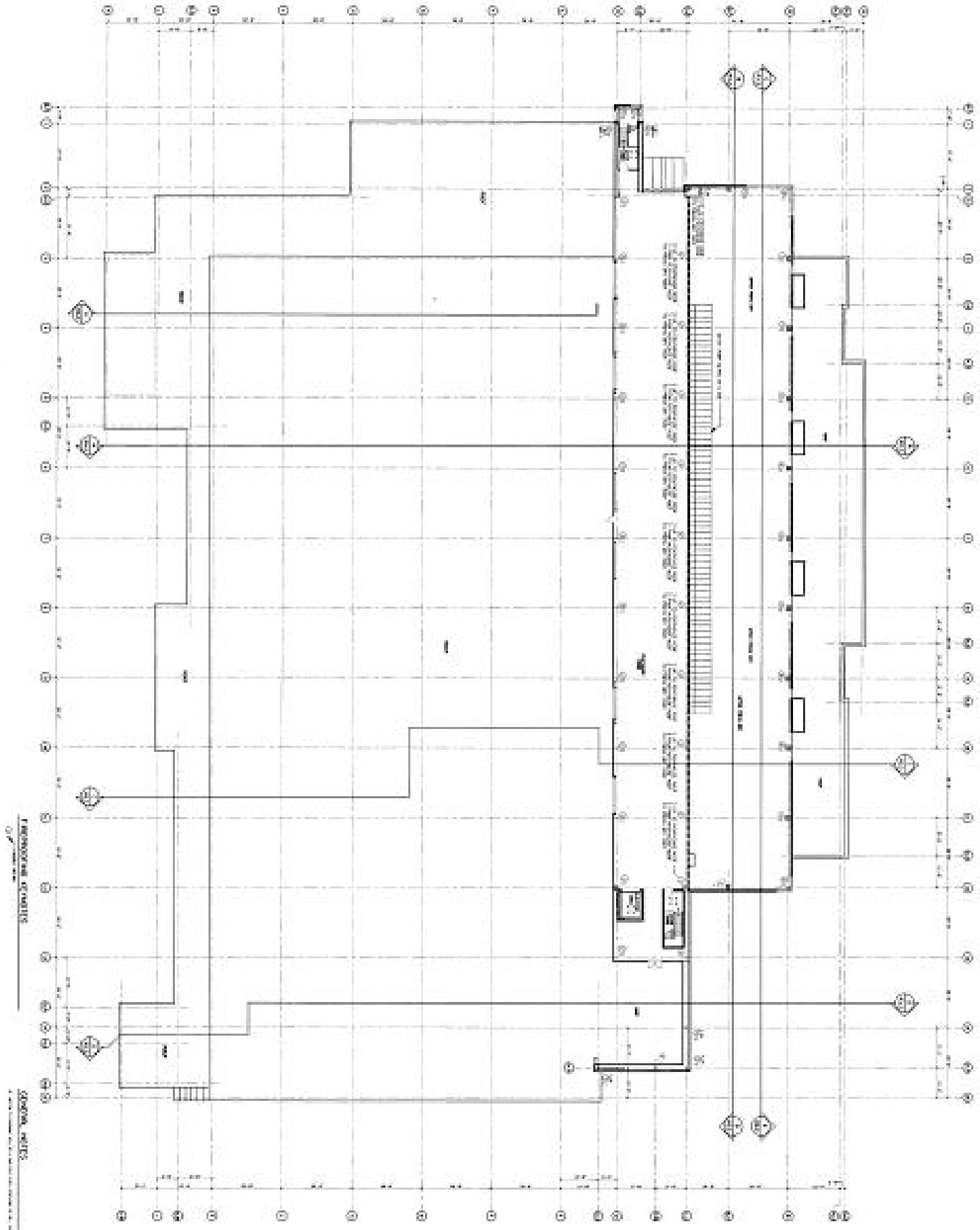
# First Floor Plan



# Second Floor Plan



# Penthouse Plan





For more information:

SCAN QR CODE FOR  
LOOPNET LISTING



# Contact Info

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