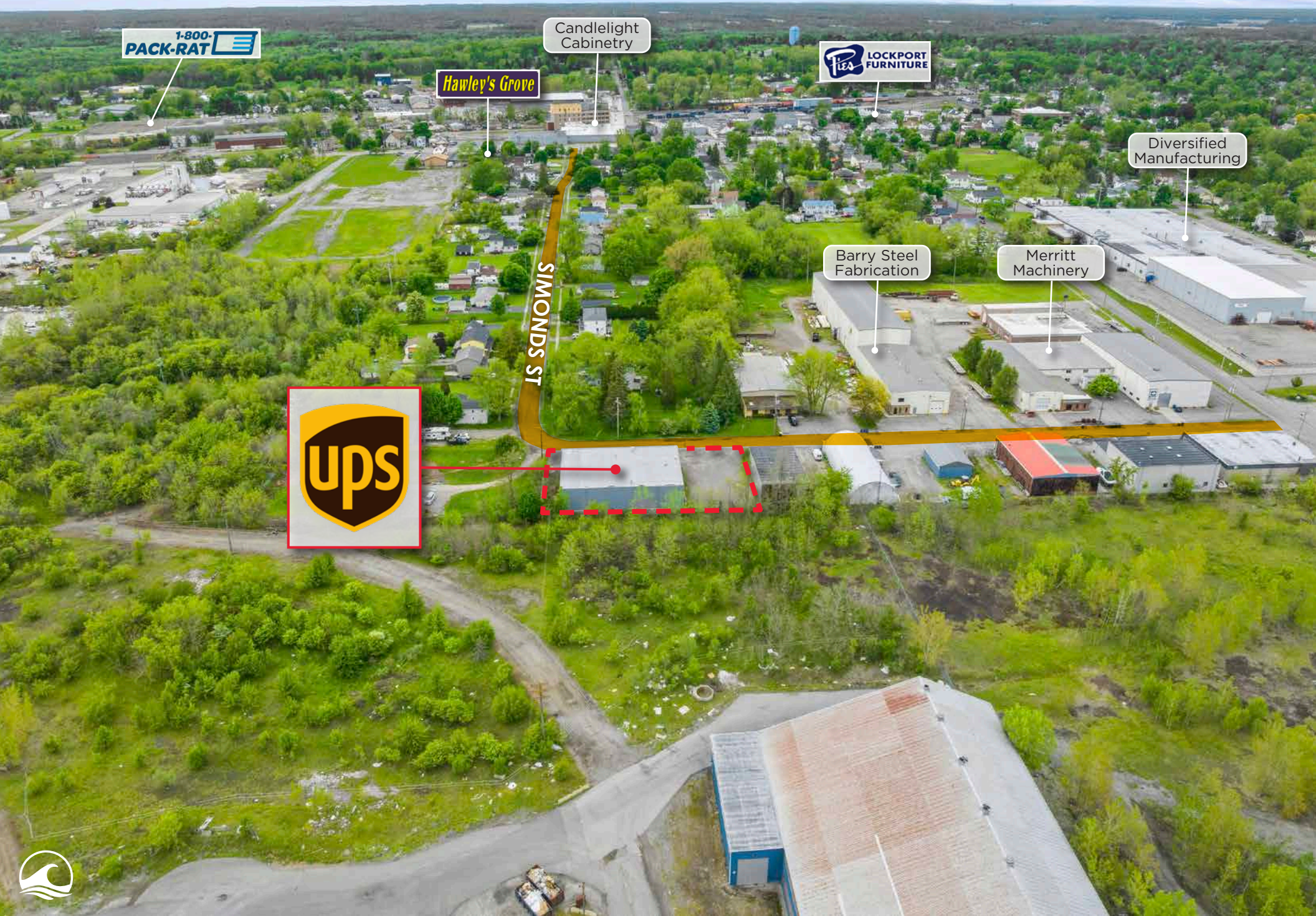
69 SIMONDS ST | LOCKPORT, NY

OFFERED FOR SALE
$679,000
6.50% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

NORTH AERIAL



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the UPS distribution facility located at 69 Simonds Street in Lockport, New York, a 7,344-square-foot last-mile logistics facility leased to United Parcel Service under a corporate-guaranteed NN lease. The offering provides investors with highly passive income backed by an S&P A-rated tenant, with approximately 7.4 years of remaining lease term and attractive 3% annual rent increases throughout the primary term and option periods.

UPS has continuously operated from this location since 1976, representing nearly 50 years of uninterrupted occupancy and demonstrating the property's importance within the company's Western New York distribution network. The recent lease extension through 2033 further reinforces UPS's long-term commitment to the site while providing investors with durable cash flow supported by one of the world's premier logistics companies.

The property is strategically positioned within the Buffalo-Niagara metropolitan area with convenient access to I-90, I-190, I-290 and Route 990, allowing efficient service throughout Western New York and the broader U.S.-Canada trade corridor. Combined with exceptional tenant tenure, annual rent growth and strong transportation infrastructure, the offering presents an attractive long-term net lease investment

RENT SCHEDULE	TERM	ANNUAL RENT	PSF
Current Term	1-10	$44,138	$5.83/SF
Option Period	11-20	$54,284	$7.39/SF

3% Annual Escalations

NOI	$44,138
CAP	6.50%
PRICE	$679,000

ASSET SNAPSHOT

Tenant Name	United Parcel Service, inc.
Address	69 Simonds St, Lockport, NY 14094
Building Size (GLA)	7,344 SF
Land Size	0.44 Acres
Year Built	1976
Signatory/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Extension Commencement Date	11/1/2023
Lease Expiration Date	10/31/2033
Remaining Term	7.4 Years
Rental Increases	3% Each Year
NOI	$44,138

43,854 PEOPLE IN 5 MILE RADIUS

$87,622 AHHI IN 1 MILE RADIUS

9,577 VPD ON LOCKPORT BYP

INVESTMENT HIGHLIGHTS

NEARLY 50 YEARS OF CONTINUOUS OCCUPANCY - LONG-TERM COMMITMENT

UPS has operated from this facility since 1976 and recently UPS has operated continuously from this facility since 1976 and recently extended its lease through 2033, demonstrating the property's mission-critical role within its regional distribution network.

INVESTMENT-GRADE CORPORATE CREDIT - S&P A RATED GUARANTY

Corporate-guaranteed lease backed by United Parcel Service (NYSE: UPS), one of the world's largest logistics companies with approximately $91 billion in annual revenue.

ATTRACTIVE ANNUAL RENT GROWTH - 3% ESCALATIONS EVERY YEAR

Lease provides built-in 3% annual rent increases throughout both the primary term and option periods, creating durable NOI growth and long-term inflation protection.

MISSION-CRITICAL LAST-MILE DISTRIBUTION FACILITY

Purpose-built last-mile logistics facility serving the Buffalo-Niagara region with significant functional utility and high relocation costs.

STRATEGIC WESTERN NEW YORK LOGISTICS LOCATION

Excellent connectivity to I-90, I-190, I-290 and Route 990 provides efficient access throughout Western New York and the U.S.-Canada freight corridor.

LOW BASIS NET LEASE INVESTMENT

Offered at an attractive price point below $700,000, creating broad appeal to private investors seeking investment-grade credit and passive income.

Atlantic
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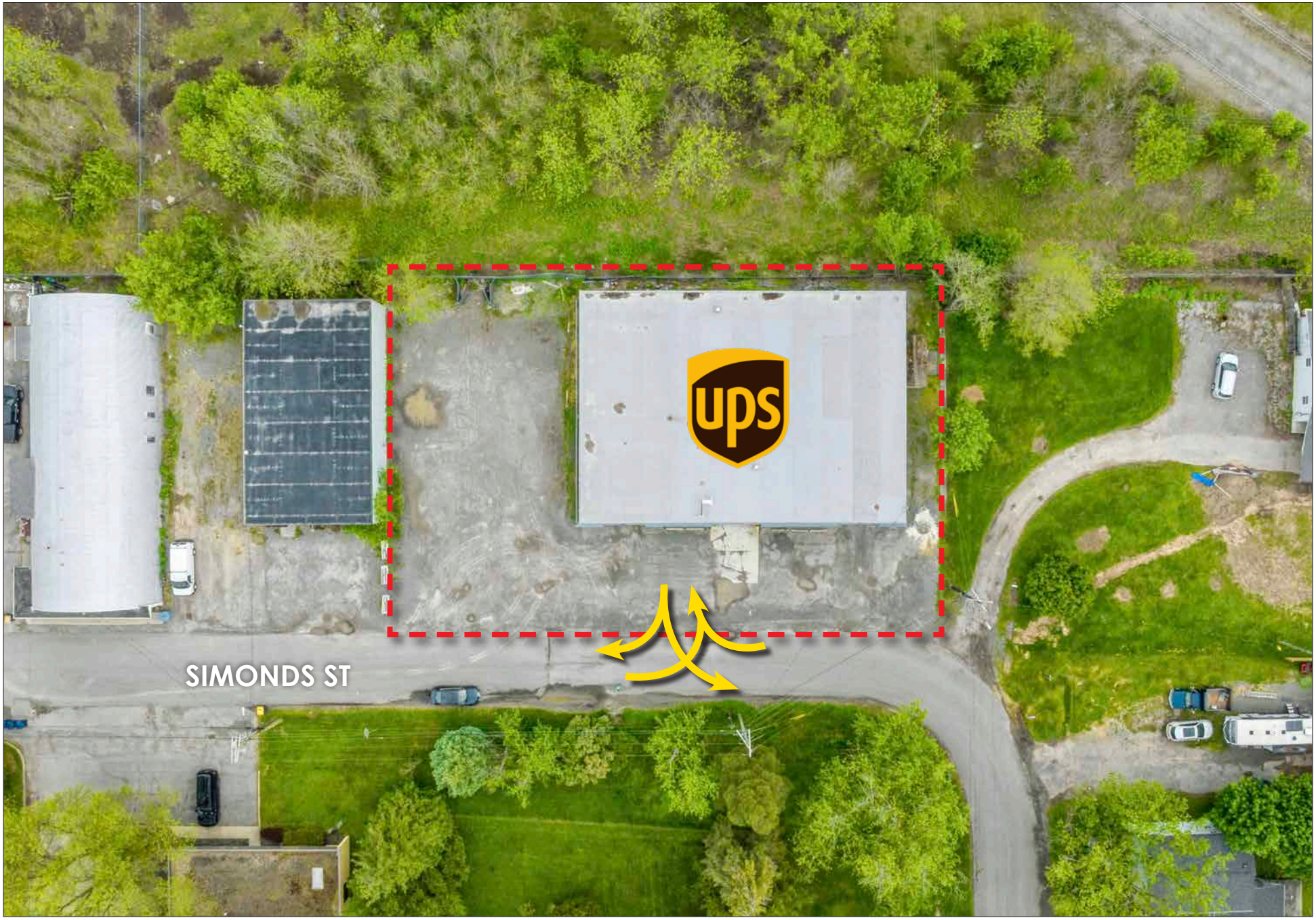
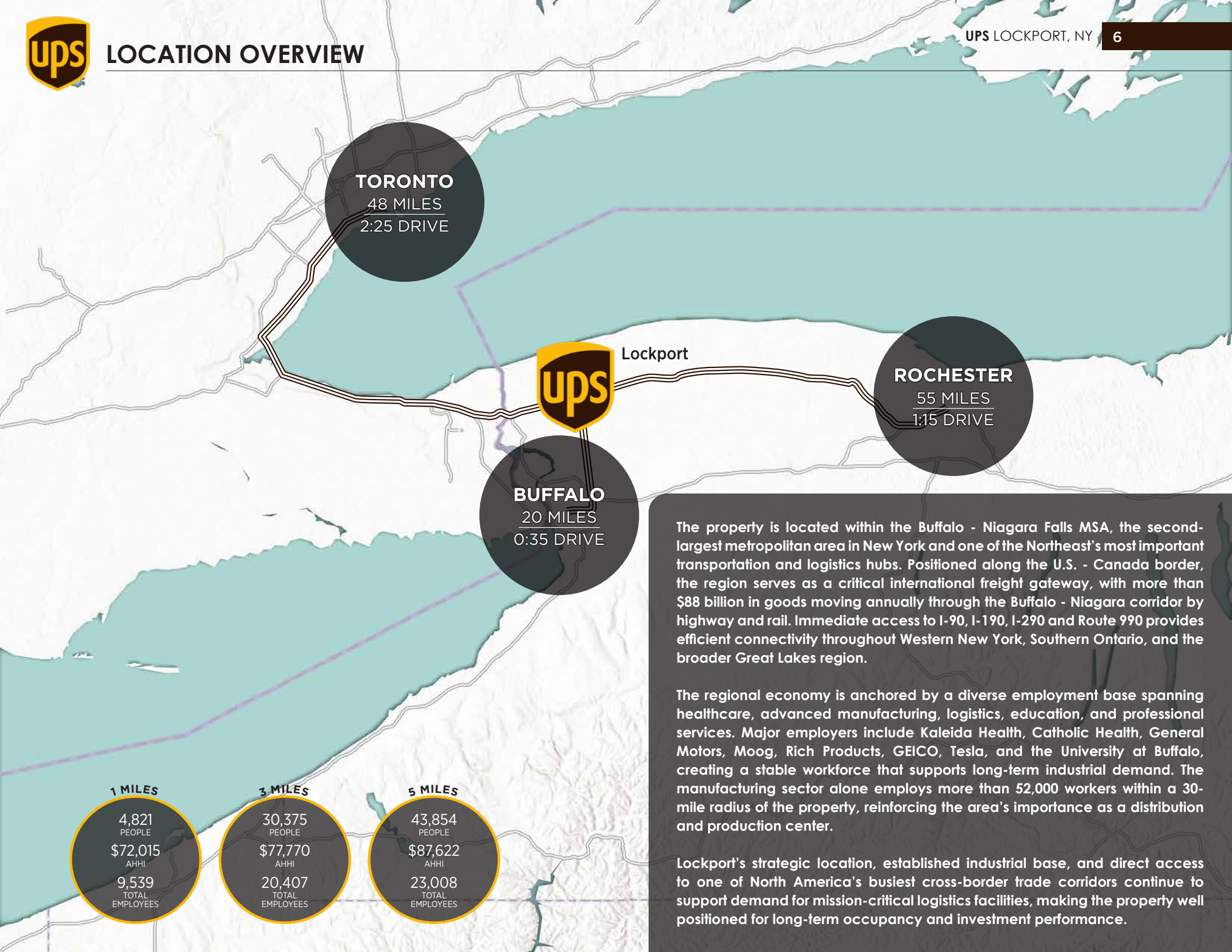
SITE PLAN



LOCATION OVERVIEW



The property is located within the Buffalo - Niagara Falls MSA, the second-largest metropolitan area in New York and one of the Northeast's most important transportation and logistics hubs. Positioned along the U.S. - Canada border, the region serves as a critical international freight gateway, with more than $88 billion in goods moving annually through the Buffalo - Niagara corridor by highway and rail. Immediate access to I-90, I-190, I-290 and Route 990 provides efficient connectivity throughout Western New York, Southern Ontario, and the broader Great Lakes region.

The regional economy is anchored by a diverse employment base spanning healthcare, advanced manufacturing, logistics, education, and professional services. Major employers include Kaleida Health, Catholic Health, General Motors, Moog, Rich Products, GEICO, Tesla, and the University at Buffalo, creating a stable workforce that supports long-term industrial demand. The manufacturing sector alone employs more than 52,000 workers within a 30-mile radius of the property, reinforcing the area's importance as a distribution and production center.

Lockport's strategic location, established industrial base, and direct access to one of North America's busiest cross-border trade corridors continue to support demand for mission-critical logistics facilities, making the property well positioned for long-term occupancy and investment performance.

TENANT SUMMARY

UPS is one of the world's leading transportation and logistics companies, operating across more than 220 countries and territories with approximately 500,000 employees worldwide. The company delivers more than 25 million packages each day and generated approximately $91 billion of revenue in 2024.

Publicly traded on the NYSE (NYSE: UPS), the company maintains investment-grade credit ratings of A (S&P) and A3 (Moody's). Its global scale, extensive transportation network and critical role in worldwide commerce make UPS one of the strongest credit tenants within the net lease market.

UPS QUICK FACTS	
Founded	1907
Ownership	Public (NYSE: UPS)
Credit Rating	S&P: A | Moody's: A3
# of Locations	127,000
Headquarters	Atlanta, GA
Guaranty	Corporate

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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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