



After

Property Address: 3535 West Henrietta Road,
Rochester, NY 14623

Project Type: Gut Renovation / Partial Teardown
/ Turnkey

Square Footage: 30,000 Square Feet

Acquisition Date: April 2022

Construction Start Date: July 2022

Construction Completion Date: May 2023

Sales Price: \$9,318,180 (June 2023)



Before

Project Summary

TRG completed a partial tear down and rebuild of a turnkey Tesla Gallery and Service Center in Rochester, New York. The final project totaled 30,000 square feet, however when purchased the building was approximately 50,000 square feet. This project required selective demolition of a building and further required tearing down and rebuilding the front customer facing wall to construct a new storefront system, Tesla's prototype elevation and penetrations for vehicular access.

Approximately 20,000 of existing building square footage were demolished and graded for a parking lot with site lighting, landscaping, etc. was constructed to create 90+ additional parking spaces for Tesla. This project was completed from TRG's Florida office, demonstrating our ability to execute on complex redevelopment and turnkey projects throughout the United States. TRG ultimately sold the property to a publicly traded REIT, Realty Income (NYSE: O), which shows our ability to re/develop institutional quality properties with the necessary process, procedures, and quality control in place to sell to REIT's and major institutions.

Examples of TRG Work Performed

- Secured approvals during COVID which required a public hearing for a variance necessary for automotive use
- Extensive site work including partial demolition of a building to create additional parking spaces
- Major interior and selective exterior demolition
- Climatized a 1990's vintage building that only had interior heater units
- Worked with the utility company to bring a major power upgrade requiring a new transformer and the relocation of existing gas due to the selective building demolition
- Roof penetrations for the installation new HVAC RTU's
- Demolished and repoured the entire 30,000 square foot interior concrete slab
- Wall penetrations and structural reinforcement for new rollup doors for interior vehicular access
- Exterior façade enhancements including AMC panels, exterior paint and a new storefront system
- New TPO roof overlay with a 15-year warranty
- New monument and building signage
- Parking lot lighting LED upgrades – pole installation for the parking lot addition
- New landscaping and irrigation line runs for the property
- Interior trenching for car wash drains, plumbing for new bathrooms and mop sinks, etc.
- New electrical runs to mission critical equipment including superchargers, vehicular lifts, etc.
- Installation of new demising walls, employee offices, break rooms, etc.
- Created a concrete ramping system for vehicular access into the building
- Installation of new high speed rollup doors