



42 VERBRASKA AVE AMSTERDAM, NY 12010

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Ryan Jenkins
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OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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PROPERTY OVERVIEW

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LOCATION OVERVIEW

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EXECUTIVE SUMMARY

Located at 42 Verbraska Avenue, this investment offering comprises three contiguous parcels totaling ±10.4 acres, presenting a rare combination of building coverage and extensive industrial land. One parcel is improved with a 21,630 SF industrial building, originally constructed in 1960, featuring 10' clear height, 38 dock-high doors, and five drive-in doors, supporting high-volume loading and efficient circulation.

The scale of the site, coupled with its substantial dock capacity and multiple access points, makes this property well-suited for distribution, logistics, fleet operations, or industrial users requiring heavy loading functionality. The multi-parcel configuration and excess land provide flexibility for future expansion, outdoor storage, or long-term redevelopment, positioning this asset as a compelling value-add or strategic hold opportunity for investors seeking functional industrial real estate with meaningful upside.

THE OFFERING

Building SF	21,630 SF
Year Built	1960
Lot Size (Acres)	10.4
Clear Height	10'
Docks	38
Drive Ins	5
Parcel IDs	55.14-1-10 55.14-2-8 55.14-2-9

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Situated in an established industrial corridor, the property benefits from efficient access for trucks and employees alike, supporting local, regional, and last-mile distribution operations.



Expansive Space: Spanning ±10.4 acres across three parcels, the site offers significant land coverage relative to building size, creating excess yard capacity and long-term expansion or redevelopment potential.



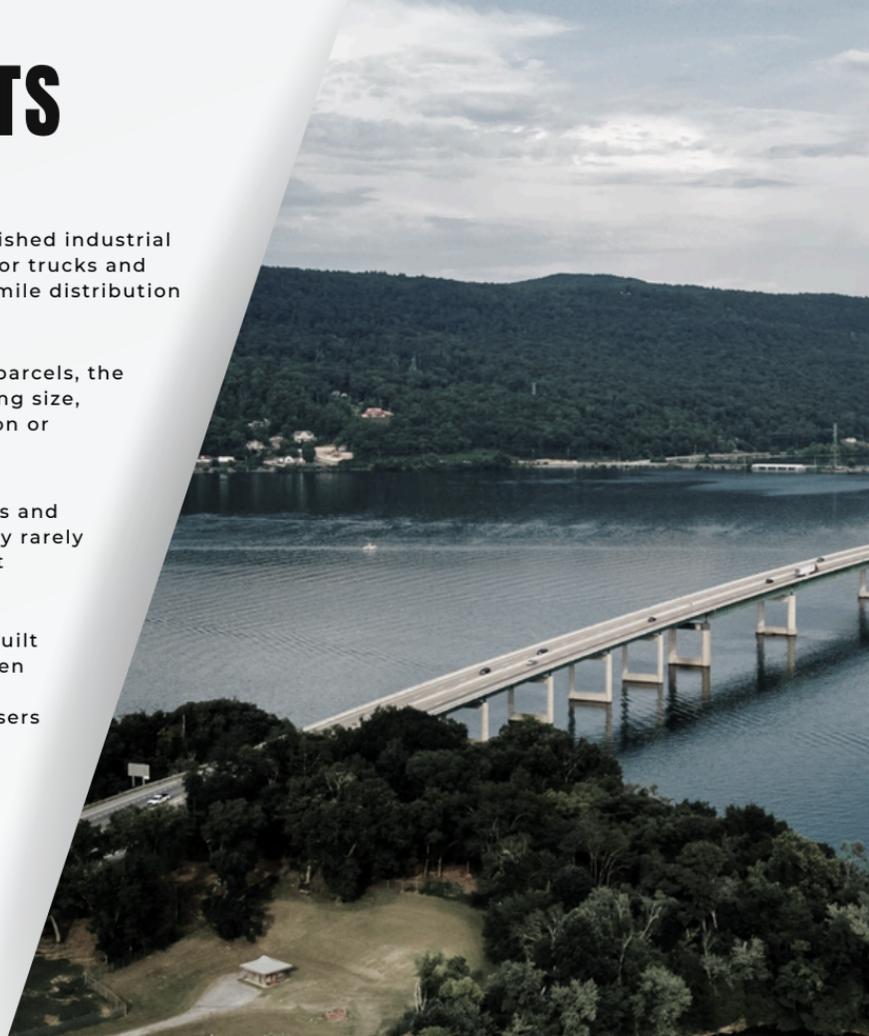
Strategic Features: The building's 38 dock-high doors and five drive-in doors provide exceptional loading density rarely found in assets of this size, enabling high-throughput operations and strong tenant demand.



Industrial Infrastructure: The 21,630 SF warehouse, built in 1960 with 10' clear height, delivers functional, proven industrial space designed for intensive shipping and receiving, making it well-suited for logistics-driven users and value-add repositioning.



Zoning Advantage: Industrial zoning across three parcels allows for a wide range of distribution, logistics, and industrial uses, while the multi-parcel configuration provides flexibility for phased redevelopment, expansion, or outdoor storage strategies.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$76,385	\$77,149	\$79,463	\$81,847	\$84,302	\$86,831
TAX & INS; MANGEMENT FEE	\$25,853	\$26,370	\$26,897	\$27,435	\$27,984	\$28,544
EFFECTIVE GROSS REVENUE	\$102,238	\$103,519	\$106,360	\$109,282	\$112,286	\$115,375
OPERATING EXPENSES						
PROPERTY TAX	\$18,282	\$18,648	\$19,021	\$19,401	\$19,789	\$20,185
INSURANCE	\$7,571	\$7,722	\$7,876	\$8,034	\$8,195	\$8,358
TOTAL OPERATING EXPENSES	\$25,853	\$26,370	\$26,897	\$27,435	\$27,984	\$28,544
NET OPERATING INCOME	\$76,385	\$77,149	\$79,463	\$81,847	\$84,302	\$86,831

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RENT ROLL

42 VERBRASKA AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Swift Transportation	21,630	\$76,385	\$3.53	09/01/2023	08/31/2028
TOTAL		21,630	\$76,385			



TENANT SUMMARY

Swift Transportation

The industry's largest full truckload company, serving a wide range of customers in a broad array of industries.



LEASE OVERVIEW

Tenant	Industrial
Lease Type	Triple Net
Lease Commencement	09/01/2023
Lease Expiration	08/31/2028
Base Term Remaining	3 years
Options	Extension Term
Rental Increase	+3% Annually
Tenant Purchase Rights	ROFR

ABOUT AMSTERDAM, NY

Amsterdam is a well-established Upstate New York market with a long-standing industrial base and a strategic position along the NYS Thruway (I-90) corridor. Its location provides efficient east-west connectivity between the Capital Region and Central New York, supporting regional distribution, logistics, and light manufacturing activity.

The area is characterized by functional industrial inventory, a dependable labor force, and comparatively lower land and operating costs than larger metro markets. These fundamentals have historically supported warehousing, fleet operations, and service-oriented industrial uses that benefit from strong transportation access without the pricing pressures of primary markets.

From a commercial and industrial real estate perspective, Amsterdam offers a balanced combination of infrastructure, accessibility, and scale, making it a durable location for both existing operations and future repositioning or redevelopment opportunities.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,700	20,544	26,582
2024 POPULATION	1,569	20,309	26,344
2029 PROJECTION	1,544	20,266	26,294
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	674	8,533	11,108
2024 HOUSEHOLDS	619	8,450	11,026
2029 PROJECTION	609	8,434	11,007
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$82,222	\$65,317	\$69,387

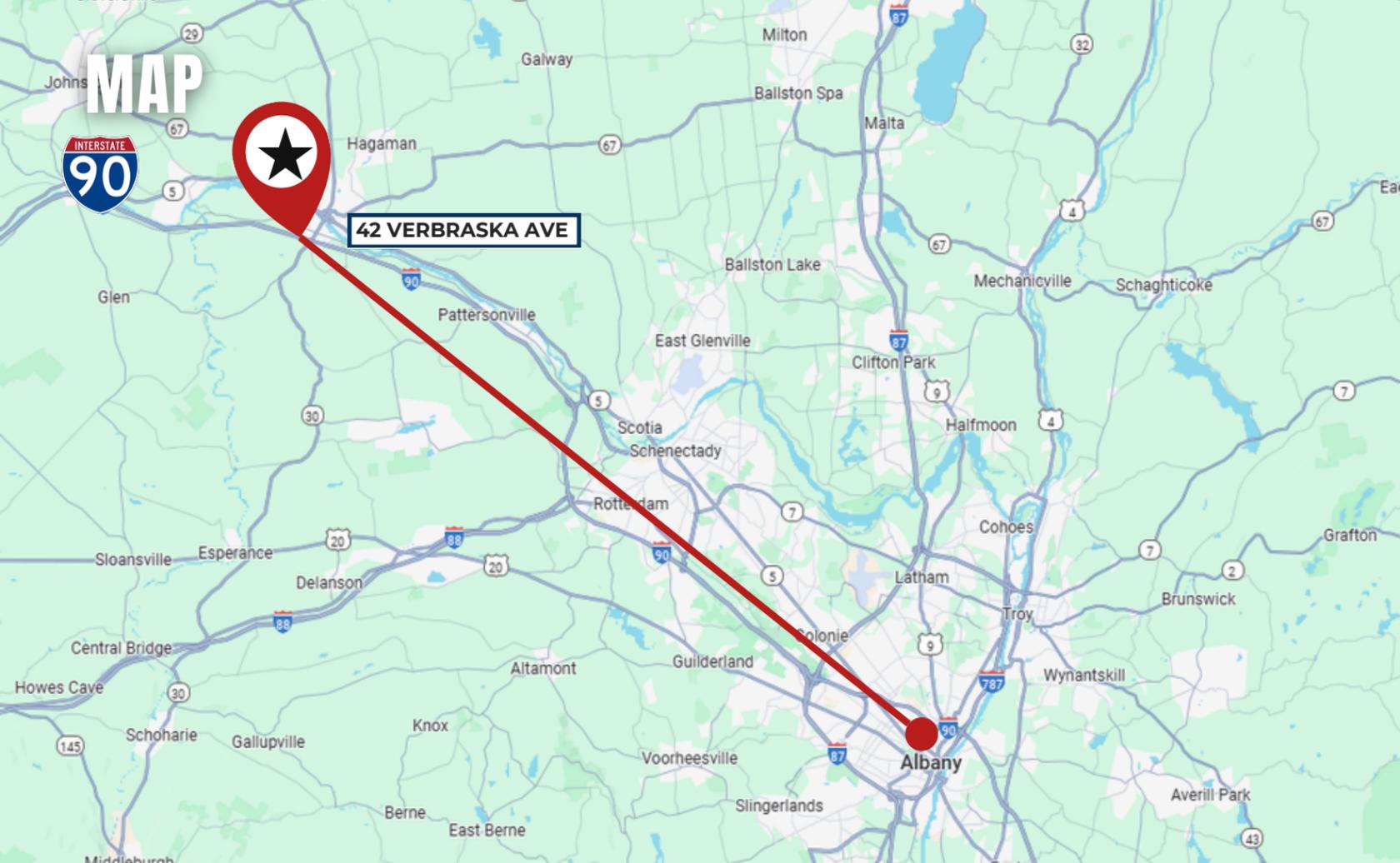
A M S T E R D A M

MAP



42 VERBRASKA AVE

Albany



42 VERBRASKA AVE | AMSTERDAM, NY 12010

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