



12027 RTE 9W COXSACKIE, NY 12192

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED




OFFERING MEMORANDUM


EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,
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PROPERTY OVERVIEW

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LOCATION OVERVIEW

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EXECUTIVE SUMMARY

Located at 12027 State Route 9W in Coxsackie, this fully leased industrial property presents a compelling investment opportunity within the Hudson Valley. The 13,880-square-foot building sits on an expansive 5.1-acre parcel and features clear heights ranging from 14' to 18' along with eight drive-in doors, supporting efficient operations and long-term tenant functionality. The large land component provides valuable flexibility for parking, yard use, or future expansion, enhancing the asset's durability and upside potential. Strategically positioned along State Route 9W, the property benefits from strong north-south connectivity and is approximately 25 miles south of Albany, offering convenient access to the Capital Region while maintaining a lower-density industrial setting—making this a stable, income-producing investment in a supply-constrained corridor.

THE OFFERING

Building SF	13,880
Year Built/Reno	1970/2006
Lot Size (Acres)	5.1
Parcel ID	55.00-4-6
Clear Height	14'-18'
Drive Ins	8

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned directly along State Route 9W with seamless north-south connectivity and approximately 25 miles to the Albany Capital Region, the property offers efficient regional access while benefiting from lower Hudson Valley operating costs.



Expansive Space: Situated on 5.1 acres, the site delivers a rare land-to-building ratio that accommodates outdoor storage, fleet parking, or future expansion—adding intrinsic long-term value.



Strategic Features: Eight drive-in doors and 14'–18' clear heights provide functional versatility for contractors, logistics operators, and light industrial users, enhancing tenant retention and adaptability.



Industrial Infrastructure: Purpose-built for industrial use with ample yard area and efficient building layout, the property supports scalable operations and sustained in-place cash flow within a supply-constrained corridor.



Zoning Advantage: Industrial zoning supports warehouse, distribution, contractor, and service-oriented uses, providing long-term operational flexibility and protecting the asset's industrial utility.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$132,376	\$133,929	\$137,946	\$142,085	\$146,347	\$150,738
TAX & INS; MANGEMENT FEE	\$27,255	\$27,800	\$28,356	\$28,923	\$29,502	\$30,092
EFFECTIVE GROSS REVENUE	\$159,631	\$161,729	\$166,303	\$171,008	\$175,849	\$180,830
OPERATING EXPENSES						
PROPERTY TAX	\$22,397	\$22,845	\$23,302	\$23,768	\$24,243	\$24,728
INSURANCE	\$4,858	\$4,955	\$5,054	\$5,155	\$5,258	\$5,364
TOTAL OPERATING EXPENSES	\$27,255	\$27,800	\$28,356	\$28,923	\$29,502	\$30,092
NET OPERATING INCOME	\$132,376	\$133,929	\$137,946	\$142,085	\$146,347	\$150,738

RENT ROLL

12027 RTE 9W RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	First Student	4,800	\$89,116	\$18.57	06/01/2023	05/31/2033
Space 2	Pine Hill Materials, LLC	9,080	\$43,260	\$4.76	10/01/2023	09/30/2028
TOTAL		13,880	\$132,376			



TENANT SUMMARY

Pine Hill Materials, LLC

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	10/01/2023
Lease Expiration	09/30/2028
Base Term Remaining	2 years
Rental Increase	3% annually



First Student, Inc.

First Student, Inc. is North America's largest provider of school bus transportation services, partnering with thousands of school districts across the U.S. and Canada. The company delivers safe, reliable student transportation, including daily routes, special-needs services, and charter operations.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	06/01/2023
Lease Expiration	05/31/2033
Base Term Remaining	7 years
Options	Two (2) options to extend for Five (5) years
Rental Increase	3% annually

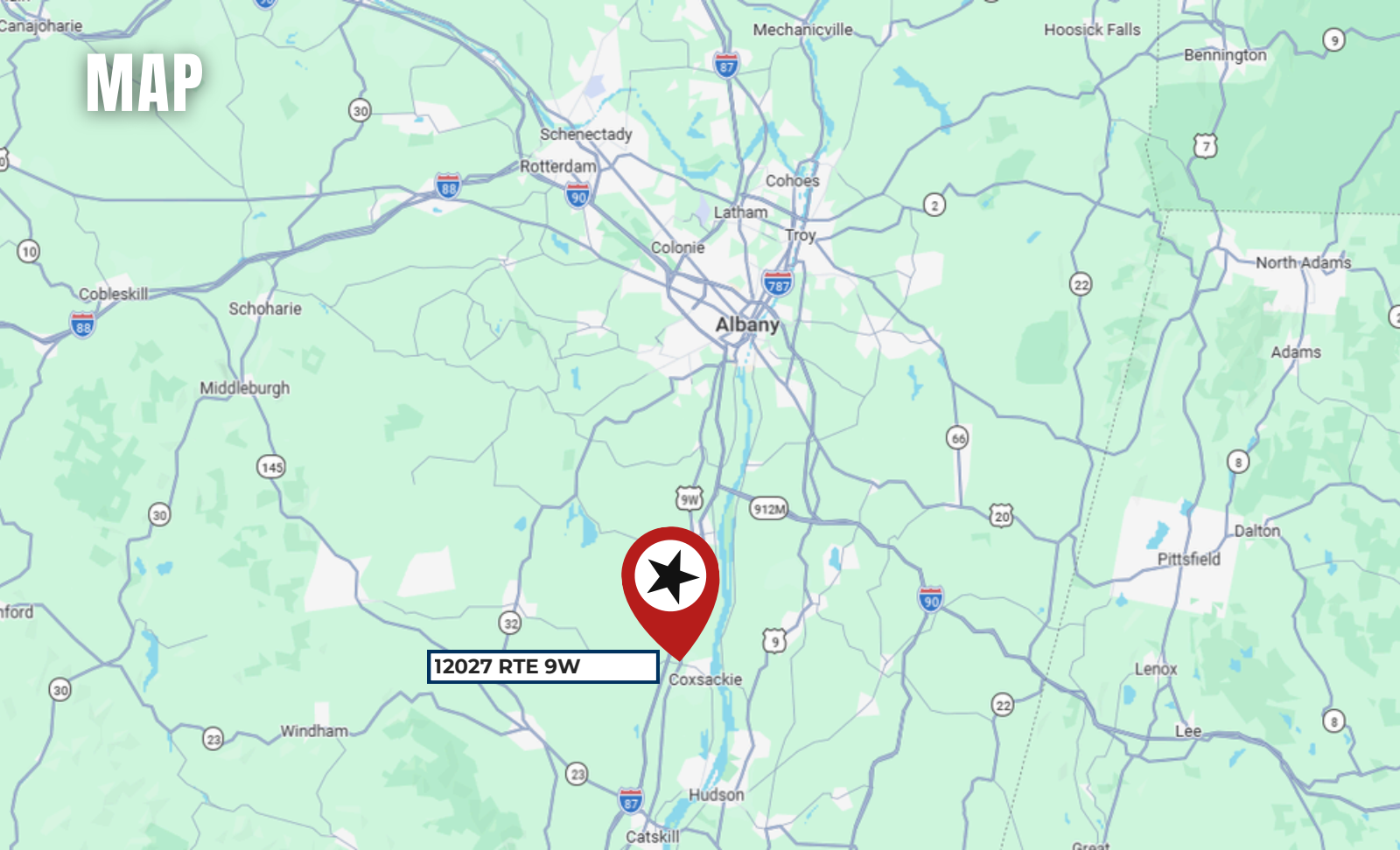


ABOUT COXSACKIE, NY

Coxsackie is a strategically positioned Hudson Valley community along the Hudson River in Greene County, approximately 25 miles south of Albany and accessible via State Route 9W with convenient connections to I-87 (NYS Thruway). Its location between the Capital Region and the mid-Hudson Valley provides strong regional connectivity without the congestion and higher costs of larger metro markets. Coxsackie offers larger parcel availability, lower density zoning environments, and competitive land pricing, making it particularly attractive for warehouse, distribution, contractor, and industrial outdoor storage users seeking scalability. For investors and owner-users alike, the market presents an opportunity to secure functional industrial space in a growing corridor that benefits from Hudson Valley population shifts, regional logistics demand, and proximity to a stable Capital Region labor pool.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,217	4,991	9,910
2024 POPULATION	1,140	4,912	9,872
2029 PROJECTION	1,140	4,958	9,957
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	607	2,212	4,276
2024 HOUSEHOLDS	568	2,171	4,254
2029 PROJECTION	567	2,187	4,284
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$57,104	\$91,397	\$94,087

MAP



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