



# 603 QUEENSBURY AVE QUEENSBURY, NY 12804

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

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*OFFERING MEMORANDUM*



# EXCLUSIVELY *PRESENTED BY*



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## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

About Glens Falls, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

603 Queensbury Avenue is a light industrial fully leased property totaling 120,000 square feet across five parcels on 16.65 acres within the established Queensbury industrial corridor. The building features 25' clear height, nine (9) dock-high doors, and heavy power. Over half of the building is dedicated to office space, offering a differentiated industrial-office mix that supports complex operations.

The property is strategically located just minutes from I-87 (Adirondack Northway), providing direct connectivity to Albany (±45 miles south), Montreal, and the greater Capital Region, reinforcing its position as a durable Upstate New York industrial investment.



## THE OFFERING

<b>Building SF</b>	120,000 SF
<b>Year Built/Reno</b>	1980/2020
<b>Lot Size (Acres)</b>	16.65
<b>Zoning Type</b>	LI
<b>Clear Height</b>	25'
<b>Docks</b>	9
<b>Parcel IDs</b>	297.8-1-10 297.8-1-14.1 297.8-1-27.2 297.8-1-14.2 297.8-1-15

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Strategically located in Queensbury, just minutes from I-87 (Adirondack Northway), offering direct north-south connectivity to the Capital Region, Albany, and cross-border markets.



**Expansive Space:** A large-scale offering totaling 120,000 SF across 16.65 acres and five parcels, providing rare scale and land coverage within an established industrial corridor.



**Strategic Features:** Balanced industrial and office configuration with over 50% office buildout, ideal for operations requiring significant administrative, engineering, or technical support functions.



**Industrial Infrastructure:** Functional warehouse features including 25' clear height, nine (9) dock-high doors, and heavy power, supporting efficient industrial operations and long-term usability.



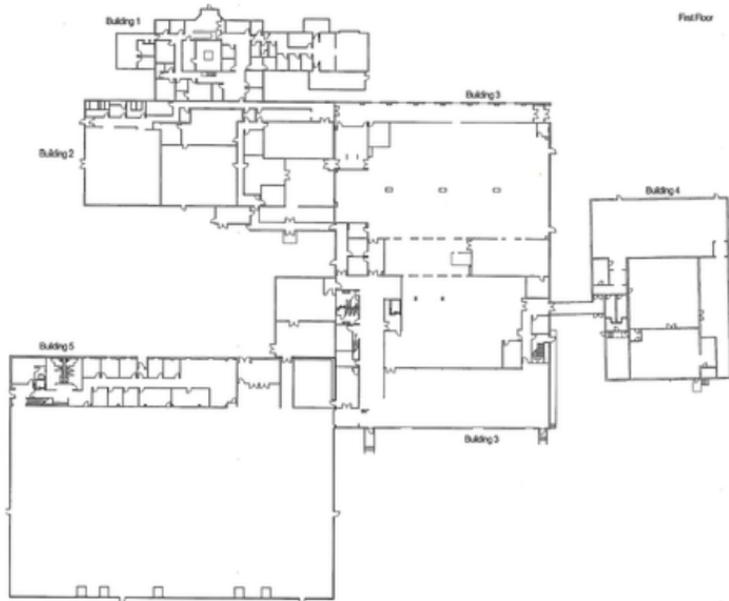
**Zoning Advantage:** Light Industrial zoning supports a wide range of manufacturing, distribution, and industrial uses, providing long-term versatility and downside protection.



# FLOOR PLAN

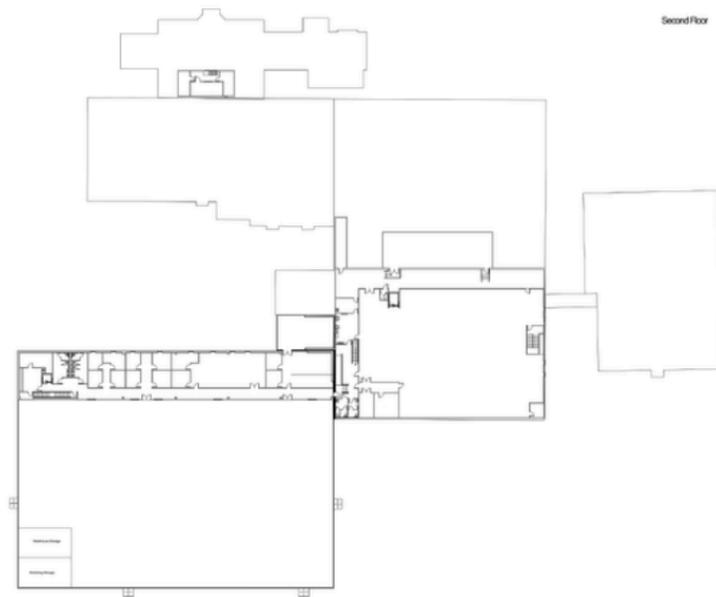
FIRST FLOOR

First Floor



SECOND FLOOR

Second Floor



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000
TAX & INS; MANGEMENT FEE	\$84,000	\$85,680	\$87,394	\$89,141	\$90,924	\$92,743
EFFECTIVE GROSS REVENUE	\$744,000	\$745,680	\$747,394	\$749,141	\$750,924	\$752,743
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$54,000	\$55,080	\$56,182	\$57,305	\$58,451	\$59,620
INSURANCE	\$30,000	\$30,600	\$31,212	\$31,836	\$32,473	\$33,122
TOTAL OPERATING EXPENSES	\$84,000	\$85,680	\$87,394	\$89,141	\$90,924	\$92,743
NET OPERATING INCOME	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000

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# RENT ROLL

## 603 QUEENSBURY AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Angiodynamics, Inc.	120,000	\$660,000	\$5.50	12/24/2024	12/31/2031
<b>TOTAL</b>		<b>120,000</b>	<b>\$660,000</b>			



# TENANT SUMMARY

## Angiodynamics Inc.

Established in 1988, as a division of E-Z-EM, AngioDynamics is a company with a rich history that's defined by its innovation and growth as a committed medical community partner with a focus on developing high-quality medical devices that improve patient outcomes.



## LEASE OVERVIEW

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	12/24/2024
<b>Lease Expiration</b>	12/31/2031
<b>Base Term Remaining</b>	6 Years
<b>Options</b>	One (1) 3-years option to extend

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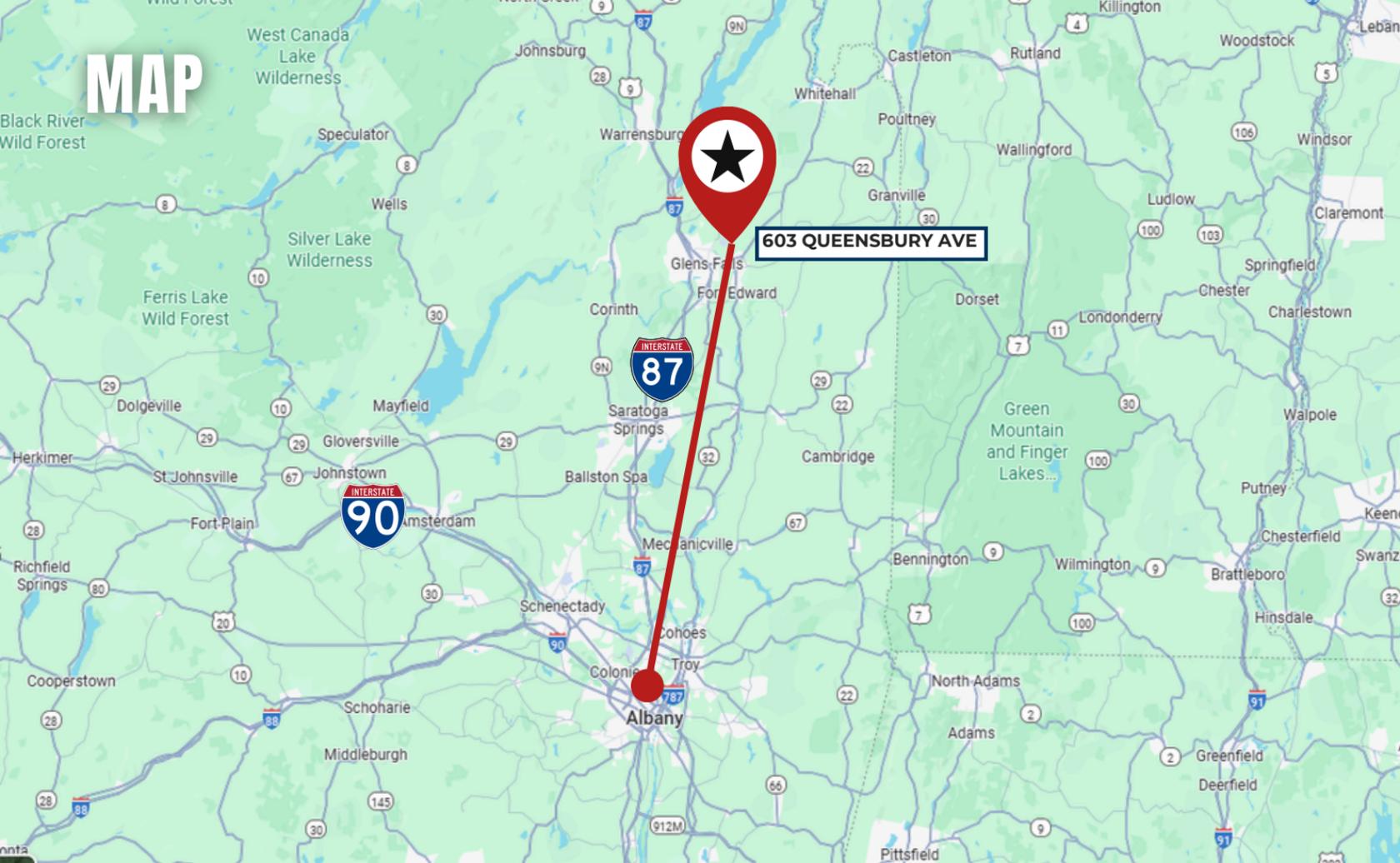
# ABOUT GLENS FALLS, NY

Glens Falls, NY offers a strategic location for commercial and industrial users seeking efficient access to the Capital Region without the cost or congestion of a major metro. Located approximately 45 miles north of Albany, the area benefits from direct connectivity via I-87 (Adirondack Northway), supporting regional distribution and commuter access.

Positioned as a key hub between the Capital Region and the Adirondacks, Glens Falls supports a diverse employment base and established industrial presence, making it well-suited for light manufacturing, distribution, and office-supported operations looking for scale, accessibility, and long-term stability.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	469	14,235	51,052
<b>2024 POPULATION</b>	482	13,953	49,367
<b>2029 PROJECTION</b>	482	13,810	48,943
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	206	6,274	22,659
<b>2024 HOUSEHOLDS</b>	212	6,136	21,912
<b>2029 PROJECTION</b>	212	6,072	21,719
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$108,571	\$86,964	\$81,522

# MAP



603 QUEENSBURY AVE

INTERSTATE  
87

INTERSTATE  
90

Albany

West Canada  
Lake  
Wilderness

Black River  
Wild Forest

Silver Lake  
Wilderness

Ferris Lake  
Wild Forest

Green Mountain  
and Finger  
Lakes...

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