



# 2261 WESTERN TPKE DUANESBURG, NY 12056

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

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

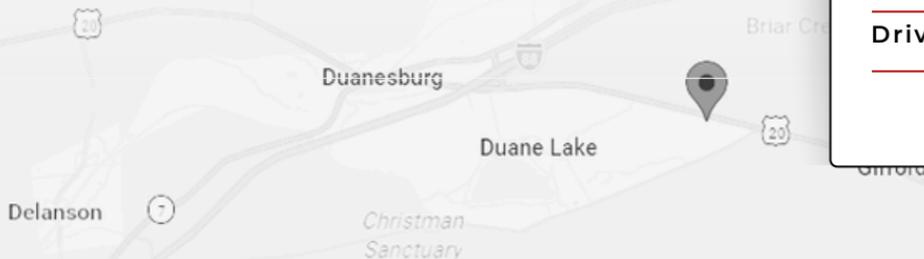
## LOCATION OVERVIEW

About Duanesburg, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

2261 Western Turnpike in Duanesburg, New York presents a strong fully leased industrial investment opportunity in Schenectady County. The 10,515 SF building sits on an expansive 5.32-acre parcel and was constructed in 2007, offering modern construction and efficient design. The facility features 23' clear heights, six drive-in doors, and approximately 19% office buildout, supporting a wide range of warehouse, service, and light manufacturing users.

Strategically positioned along Route 20 (Western Turnpike) with convenient access to I-88 and I-90 (NYS Thruway), the property provides seamless connectivity to Albany, Schenectady, and the greater Capital Region. The combination of highway accessibility and a sizable land component enhances long-term tenant appeal and operational flexibility. This stabilized, income-producing asset offers durable industrial fundamentals, strong regional access, and future optionality for outdoor storage or expansion.



## THE OFFERING

<b>Building SF</b>	10,515
<b>Year Built</b>	2007
<b>Lot Size (Acres)</b>	5.30
<b>Parcel ID</b>	68.00-2-41.1
<b>Zoning Type</b>	C-1
<b>Clear Height</b>	23'
<b>Drive Ins</b>	6

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Fronting Western Turnpike (Route 20) with immediate connectivity to I-88 and I-90 (NYS Thruway), the property offers efficient access to Albany, Schenectady, and the broader Capital Region, strengthening logistics appeal and workforce access.



**Expansive Space:** Situated on 5.32 acres, the oversized parcel provides ample yard area for outdoor storage, fleet parking, laydown space, or potential future expansion—enhancing residual land value beyond the existing 10,515 SF improvement.



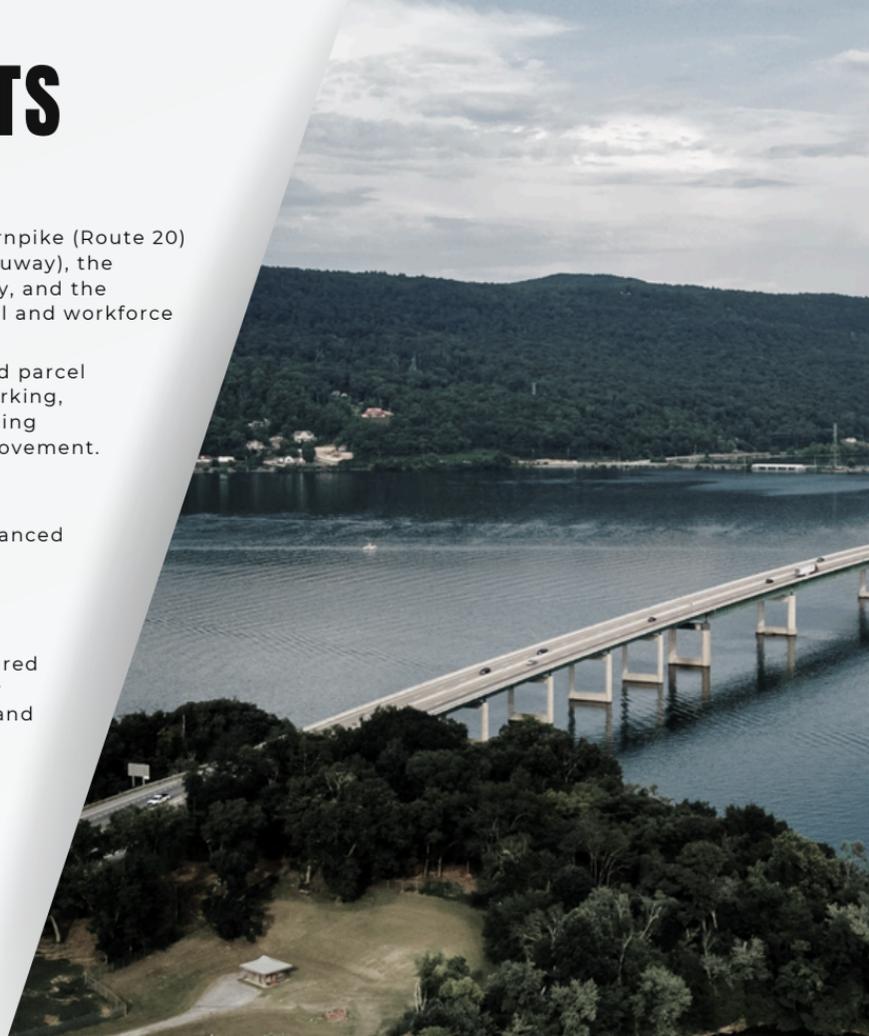
**Strategic Features:** Built in 2007, the modern facility features 23' clear heights, six drive-in doors, and a balanced 19% office buildout, supporting efficient workflow for distribution, contractor, or service-oriented users.



**Industrial Infrastructure:** Functional clear heights, multiple grade-level loading doors, and a well-configured building footprint create strong operational efficiency while positioning the asset for continued tenant demand and long-term income stability.



**Zoning Advantage:** Industrial zoning supports a wide range of warehouse, service, and light manufacturing uses, providing operational flexibility and long-term tenant durability within a business-friendly Schenectady County setting.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$108,212	\$110,106	\$113,409	\$116,811	\$120,315	\$123,925
TAX & INS; MANGEMENT FEE	\$18,919	\$19,297	\$19,683	\$20,077	\$20,478	\$20,888
EFFECTIVE GROSS REVENUE	\$127,131	\$129,403	\$133,092	\$136,888	\$140,793	\$144,813
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$15,301	\$15,607	\$15,919	\$16,237	\$16,562	\$16,893
INSURANCE	\$3,618	\$3,690	\$3,764	\$3,840	\$3,916	\$3,995
TOTAL OPERATING EXPENSES	\$18,919	\$19,297	\$19,683	\$20,077	\$20,478	\$20,888
NET OPERATING INCOME	\$108,212	\$110,106	\$113,409	\$116,811	\$120,315	\$123,925

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# RENT ROLL

## 2261 WESTERN TPKE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	DDS Holdco LLC	10,515	\$108,212	\$10.29	05/01/2023	07/31/2028
TOTAL		10,515	\$108,212			



# TENANT SUMMARY

## **DDS Holdco, LLC**

DDS Holdco, LLC (The DDS Companies) is a construction and engineering firm providing turn-key infrastructure solutions across the utility, energy, pipeline, and telecommunications sectors. Founded in 2001, DDS delivers integrated services from design and surveying through construction and installation, with a strong focus on safety, quality, and operational efficiency.



AN ARTERA COMPANY

## **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	05/01/2023
<b>Lease Expiration</b>	07/31/2028
<b>Base Term Remaining</b>	2 years
<b>Options</b>	T shall have three-year renewal option with 180 days written notice.
<b>Rental Increase</b>	3% annually

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# ABOUT DUANESBURG, NY

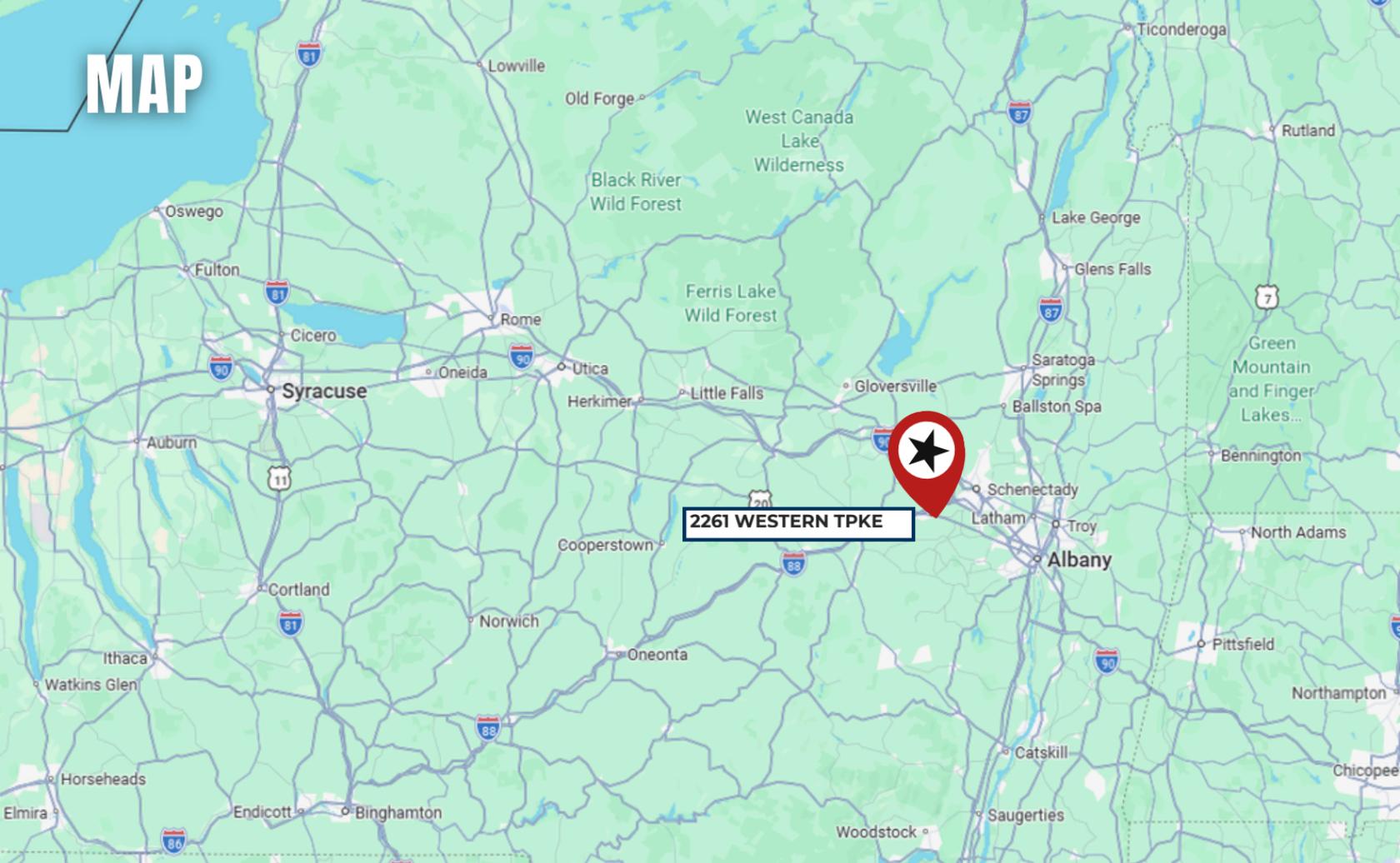
Duanesburg is a strategically positioned town in Schenectady County within New York's Capital Region, offering a balance of rural flexibility and regional connectivity. Located along Route 20 (Western Turnpike) with immediate access to I-88 and close proximity to I-90 (NYS Thruway), the town provides efficient east-west transportation links to Albany, Schenectady, and broader Northeast markets.

For commercial and industrial real estate, Duanesburg is appealing due to its larger parcel sizes, lower land costs, and flexible industrial zoning compared to denser infill markets. The area supports warehouse, contractor, service, and light manufacturing users that benefit from yard space, fleet storage, and expansion capability. With access to the Capital Region labor pool and major highway infrastructure—while maintaining a lower tax and congestion profile—Duanesburg presents a practical, cost-effective alternative for industrial investors and owner-users seeking scalability and long-term operational efficiency.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	282	2,727	12,484
<b>2024 POPULATION</b>	280	2,754	12,503
<b>2029 PROJECTION</b>	294	2,865	12,870
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	114	1,105	5,107
<b>2024 HOUSEHOLDS</b>	112	1,109	5,086
<b>2029 PROJECTION</b>	118	1,157	5,243
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$136,768	\$115,429	\$111,367



# MAP



2261 WESTERN TPKE

# 2261 WESTERN TPKE | DUANESBURG, NY 12056

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