



2261 WESTERN TPKE DUANESBURG, NY 12056

INDUSTRIAL PROPERTY
FULLY LEASED



OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer



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5912 N Burdick St,
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PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

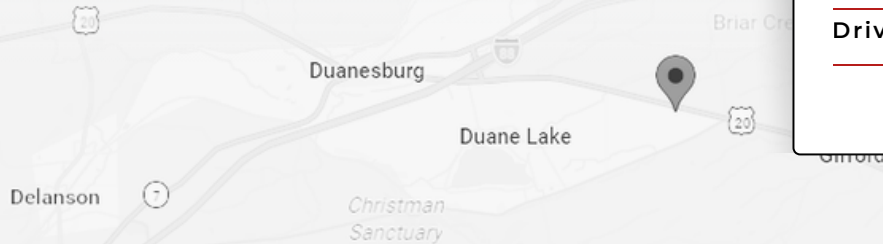
About Duanesburg, NY
Demographics
Map

TABLE OF CONTENTS

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

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

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.



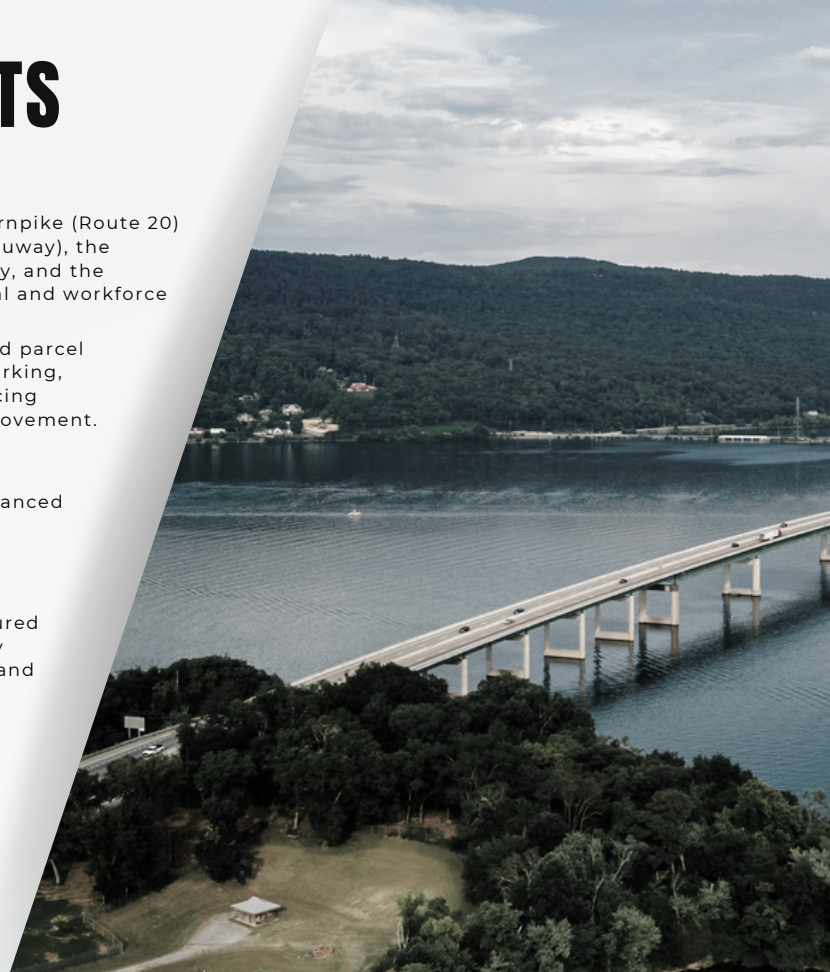
Strategic Features: Built in 2007, the modern facility features 23' clear heights, six drive-in doors, and a balanced 19% office buildout, supporting efficient workflow for distribution, contractor, or service-oriented users.



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
GROSS REVENUE						
BASE RENTAL REVENUE	\$111,458	\$113,409	\$116,811	\$120,315	\$123,925	\$127,642
TAX & INS	\$18,919	\$19,297	\$19,683	\$20,077	\$20,478	\$20,888
EFFECTIVE GROSS REVENUE	\$130,377	\$132,706	\$136,494	\$140,392	\$144,403	\$148,530
OPERATING EXPENSES						
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	\$111,458	\$113,409	\$116,811	\$120,315	\$123,925	\$127,642

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	\$111,458	\$10.60	05/01/2023	07/31/2028
TOTAL		10,515	\$111,458			



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

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

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.

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

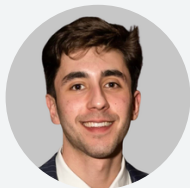
MAP

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2261 WESTERN TPKE | DUANESBURG, NY 12056

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