



8 GLENS FALLS TECH PARK GLENS FALLS, NY 12801

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Todd Wenzel
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



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5857 Fisher Rd., East
Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

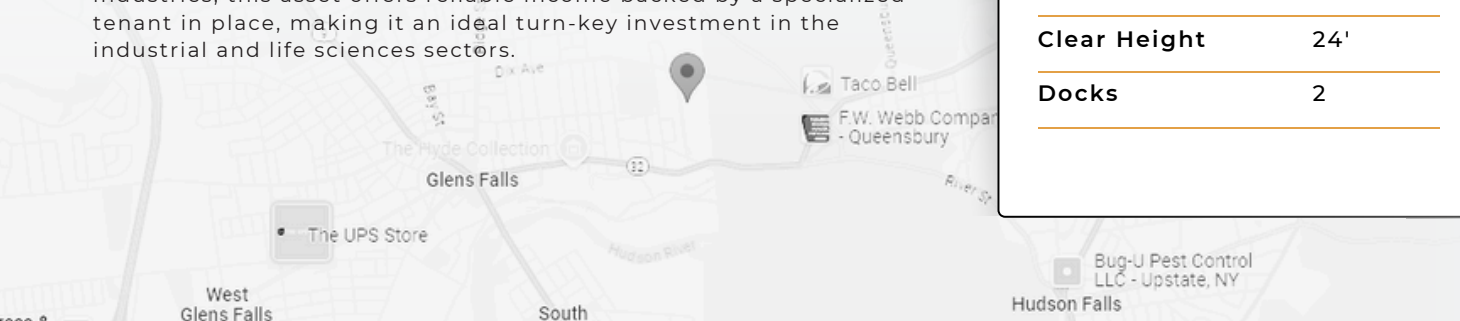
Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Glens Falls, NY
Demographics
Amenities Map

EXECUTIVE SUMMARY

This fully leased 23,000-square-foot industrial property presents a strong investment opportunity, offering immediate and stable cash flow. Originally built in 1980 and extensively renovated in 2012 to accommodate medical product manufacturing, the building now features a high-quality interior buildout including manufacturing areas, laboratories, office space, and support rooms. With 12-foot ceiling heights in the office and amenity areas and 24-foot clear heights in the industrial and shipping zones, the facility is well-equipped for advanced manufacturing and logistics operations. Two truck-height loading docks with automatic levelers further enhance the building's functionality. Purpose-built for compliance-driven industries, this asset offers reliable income backed by a specialized tenant in place, making it an ideal turn-key investment in the industrial and life sciences sectors.



THE OFFERING

Building SF	23,000 SF
Year Built/Reno	1980/2012
Lot Size (Acres)	5.01
Parcel ID	303.14-5-5
Zoning Type	02
Clear Height	24'
Docks	2

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Located in Glens Falls, a growing upstate New York city, the site offers easy access to regional transportation routes and serves as a strategic hub for businesses seeking a presence in the Capital Region and Adirondack corridor.



Expansive Space: Spanning 23,000 square feet on a single level, the facility provides a sizable and efficient layout with distinct areas for manufacturing, office work, laboratories, and support services—suitable for a range of commercial and industrial uses.



Strategic Features: The property includes two truck-height loading docks with automatic levelers for streamlined logistics. Varying ceiling heights (12 to 24 feet) accommodate both administrative and heavy industrial functions with flexibility.



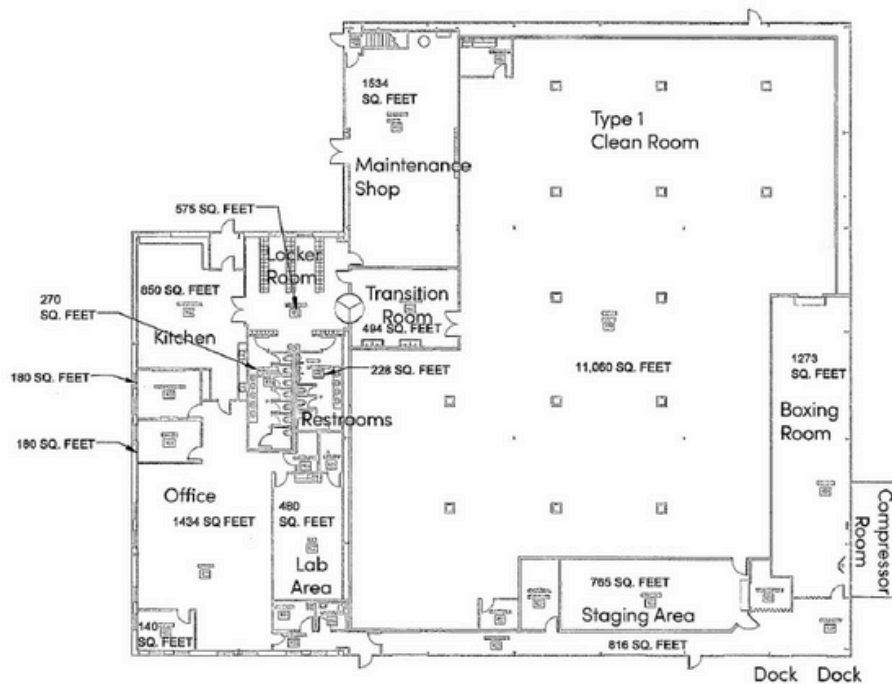
Industrial Infrastructure: Originally built in 1980 and comprehensively renovated in 2012, the facility meets modern industrial standards with robust infrastructure designed for regulated manufacturing, including clean rooms and specialized utility systems.



Zoning Advantage: The property is zoned for industrial use and has been adapted to meet specialized manufacturing needs, including medical product production. Its compliance with regulatory standards makes it ideal for high-precision or specialized industrial operations.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$138,000	\$142,140	\$146,404	\$150,796	\$155,320	\$159,980
TAX & INS; MANGEMENT FEE	\$52,067	\$53,108	\$54,170	\$55,253	\$56,359	\$57,486
EFFECTIVE GROSS REVENUE	\$190,067	\$195,248	\$200,574	\$206,049	\$211,679	\$217,466
OPERATING EXPENSES						
PROPERTY TAX	\$44,017	\$44,897	\$45,795	\$46,710	\$47,645	\$48,598
INSURANCE	\$8,050	\$8,211	\$8,375	\$8,543	\$8,714	\$8,888
TOTAL OPERATING EXPENSES	\$52,067	\$53,108	\$54,170	\$55,253	\$56,359	\$57,486
NET OPERATING INCOME	\$138,000	\$142,140	\$146,404	\$150,796	\$155,320	\$159,980

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RENT ROLL

8 GLENS FALLS RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Angiodynamics	23,000	\$138,000	\$6/sqft	01/01/2025	12/31/2027
TOTAL		23,000	\$138,000			



TENANT SUMMARY

Angiodynamics



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

Lease Type	Triple Net
Lease Commencement	01/01/2025
Lease Expiration	12/31/2027
Base Term Remaining	2 years
Rental Increase	3% Annually

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ABOUT GLENS FALLS, NY

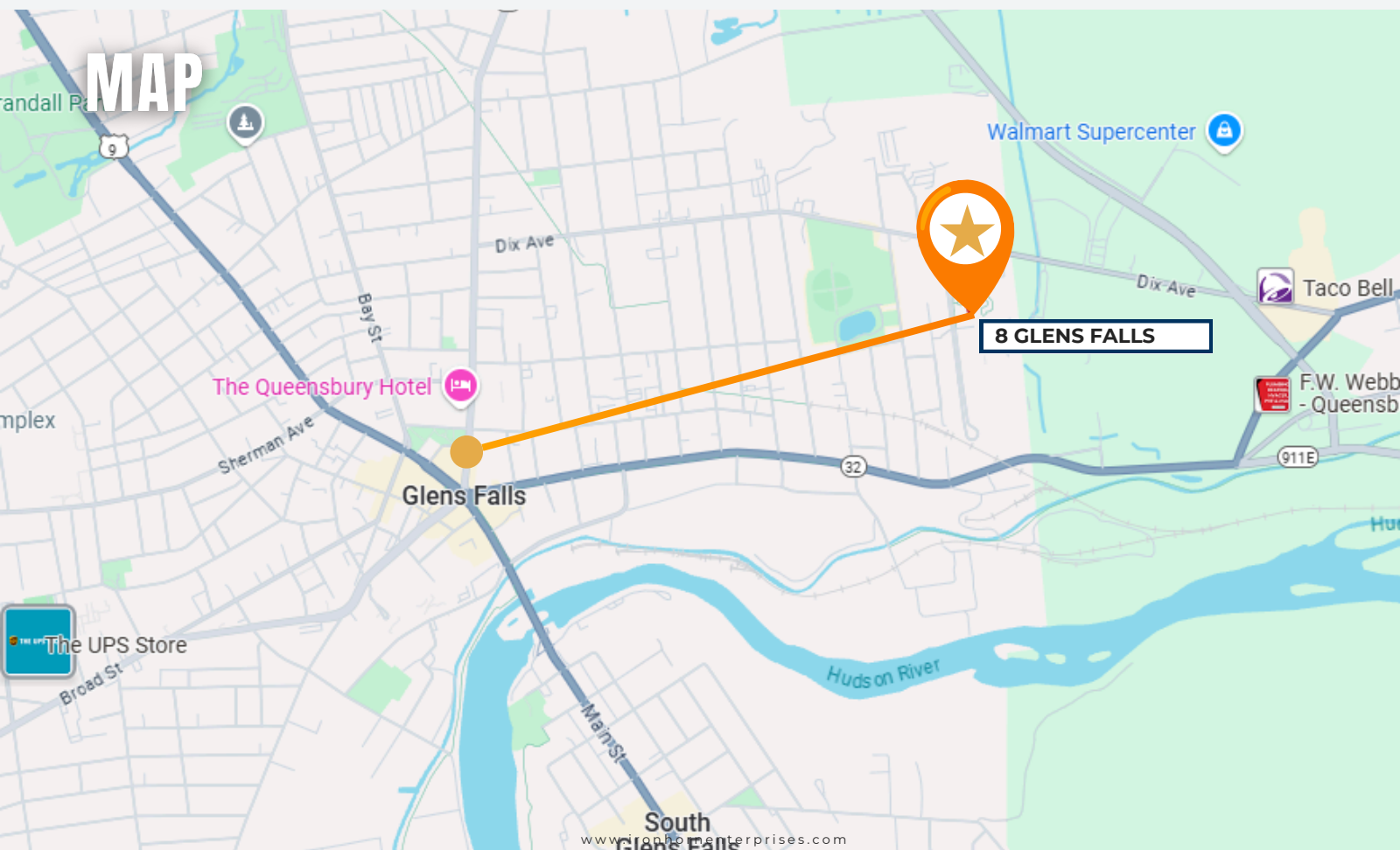
Glens Falls, NY, offers a stable and diversified commercial real estate market with strong potential, especially in the industrial and flex space sectors.

The city benefits from a strategic location between Albany and the Adirondacks, attracting manufacturers, healthcare providers, and logistics operators. Industrial demand is driven by a solid base of medical device and specialty manufacturing, while the office market remains affordable with moderate vacancy, appealing to cost-conscious tenants.

Retail and mixed-use properties in the downtown core and surrounding areas support a growing local and tourist economy. With ongoing redevelopment interest and relatively low land costs, Glens Falls presents a compelling opportunity for investors and businesses seeking a well-connected, affordable, and adaptable regional market.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	3,590	41,884	68,285
2024 ESTIMATE	3,433	39,840	65,603
2029 PROJECTION	3,384	39,503	65,167
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,689	18,619	29,659
2024 ESTIMATE	1,620	17,699	28,500
2029 PROJECTION	1,598	17,540	28,300
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$76,163	\$77,969	\$85,834

MAP



The Queensbury Hotel

Glens Falls

8 GLENS FALLS

Walmart Supercenter

Taco Bell

F.W. Webb
- Queensbury

The UPS Store

Hudson River

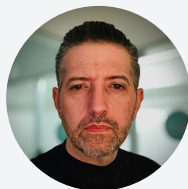
South
Glens Falls

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