



# Offering Memorandum



**1575 Lake St**

**1575 LAKE ST , ELMIRA, NY 14901**



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# The Team



# MEET THE TEAM



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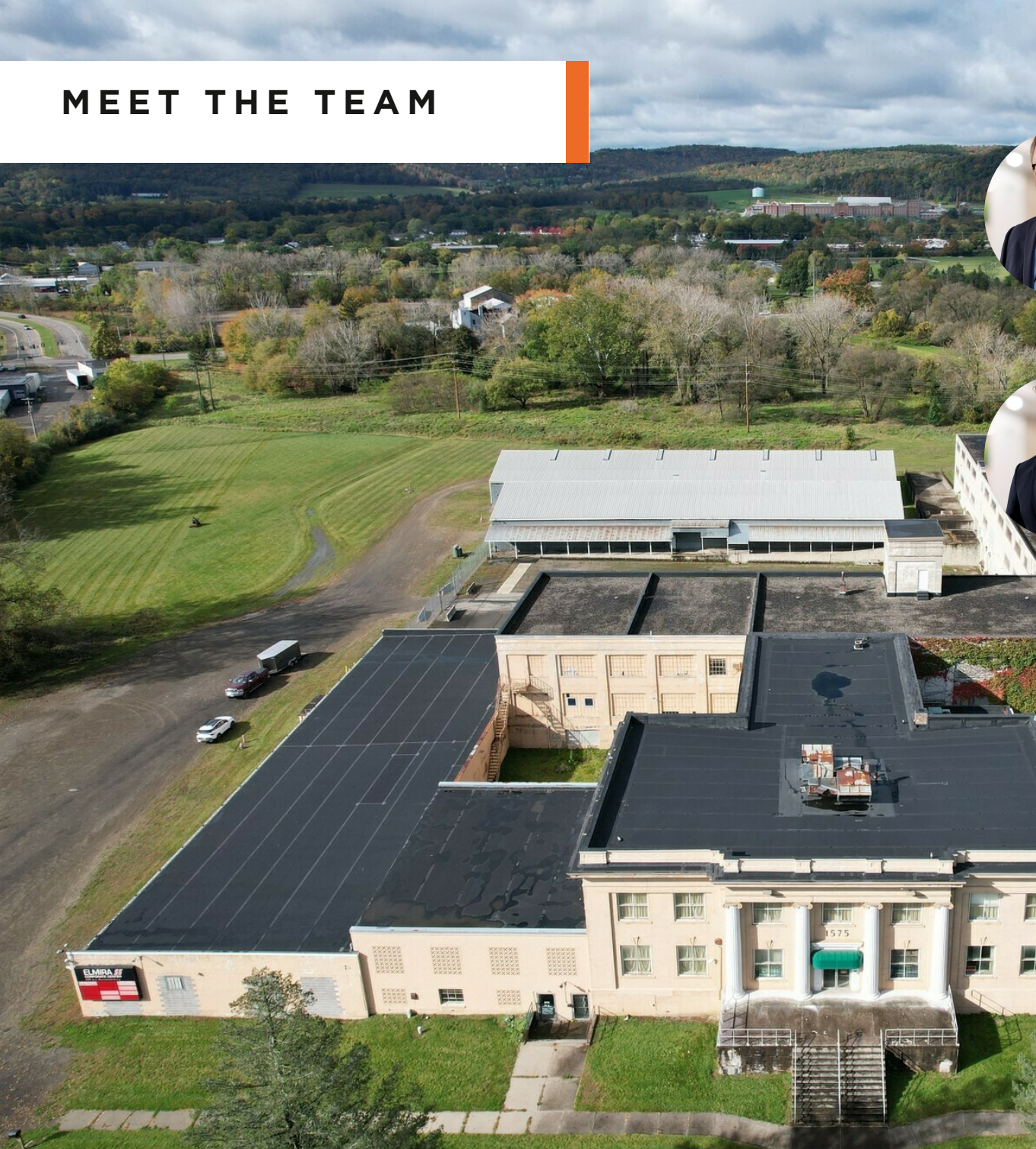
NY #10491212432



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An aerial photograph showing a large industrial complex with several buildings, including a long white building with a corrugated metal roof and a larger building with a dark roof. The complex is surrounded by green fields, trees, and a distant town under a cloudy sky. A dark grey banner with the text "Property Information" is overlaid on the lower part of the image.

# Property Information



## PROPERTY SUMMARY

### 1575 LAKE ST

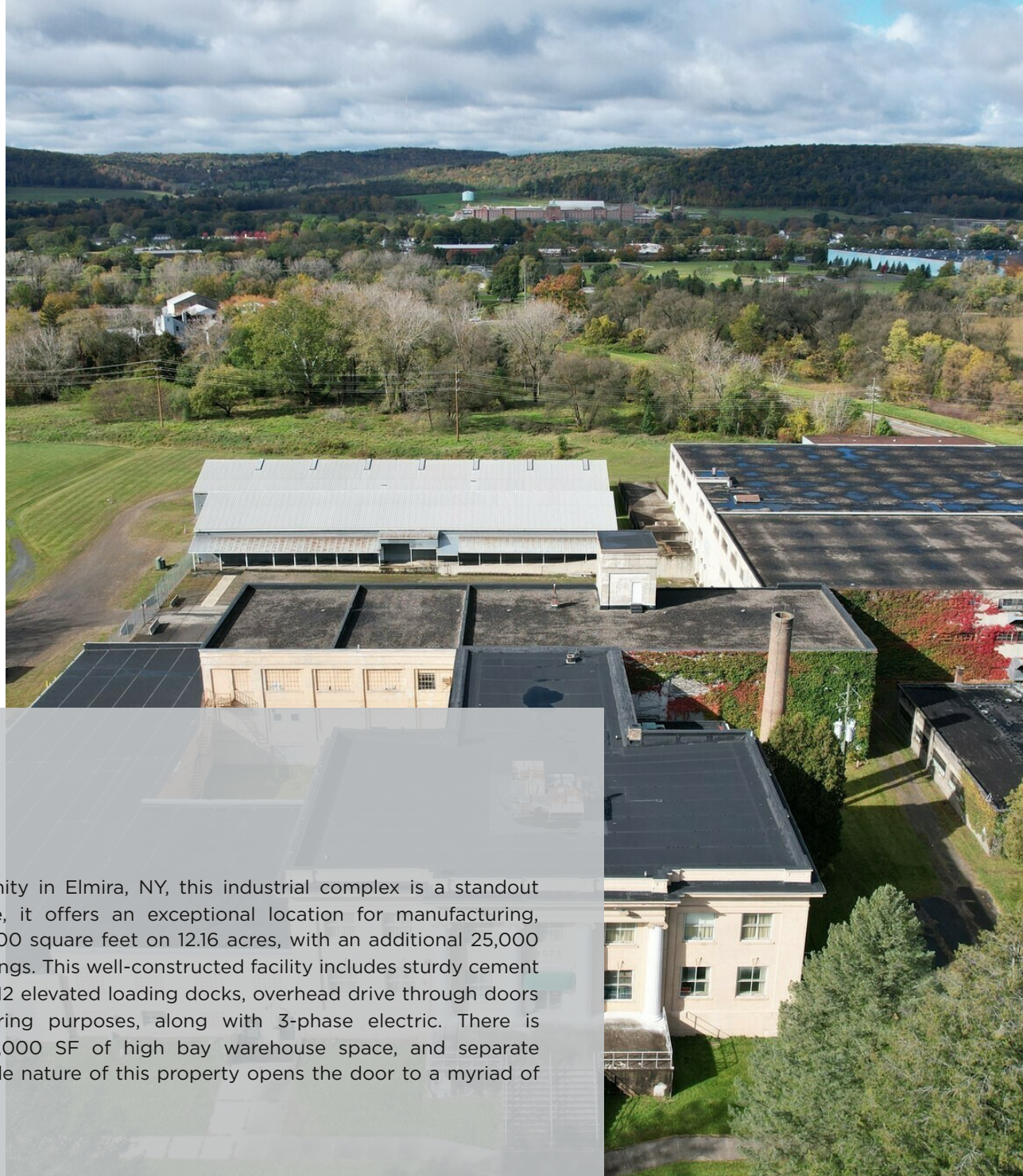
1575 LAKE ST  
ELMIRA, NY 14901

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,800,000
<b>BUILDING SIZE:</b>	255,000 SF
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	12.22 Acres
<b>PRICE / SF:</b>	\$14.90

## PROPERTY SUMMARY

Presenting a remarkable investment or owner user opportunity in Elmira, NY, this industrial complex is a standout option. Situated a mere 2 miles from the I86 interchange, it offers an exceptional location for manufacturing, warehousing, and distribution. Boasting a total area of 255,000 square feet on 12.16 acres, with an additional 25,000 square feet in two outparcel warehouses featuring 13-foot ceilings. This well-constructed facility includes sturdy cement slab floors and steel I-Beams throughout. It is equipped with 12 elevated loading docks, overhead drive through doors and even features an internal rail system for manufacturing purposes, along with 3-phase electric. There is approximately 18,000 SF of office space, approximately 5,000 SF of high bay warehouse space, and separate warehouses with high ceilings of 25,000 SF each. The versatile nature of this property opens the door to a myriad of potential uses.





## PROPERTY HIGHLIGHTS

- **Expansive Space:** Offering 255,000 square feet within a sprawling 12.16-acre property.
- **Prime Elmira Location:** Ideally situated in the heart of Elmira, NY.
- **Convenient Highway Access:** Just a short 2-mile drive to the I86 Interchange.
- **Electrifying Infrastructure:** Equipped with 3-phase electric for enhanced productivity.
- **Efficient Loading:** Boasts a multitude of elevated loading docks for streamlined operations.
- **Additional Warehousing:** Includes 2 outparcel warehouses, totaling 25,000 square feet with lofty 13-foot ceilings.



**255,000 SF**



**Rail System**



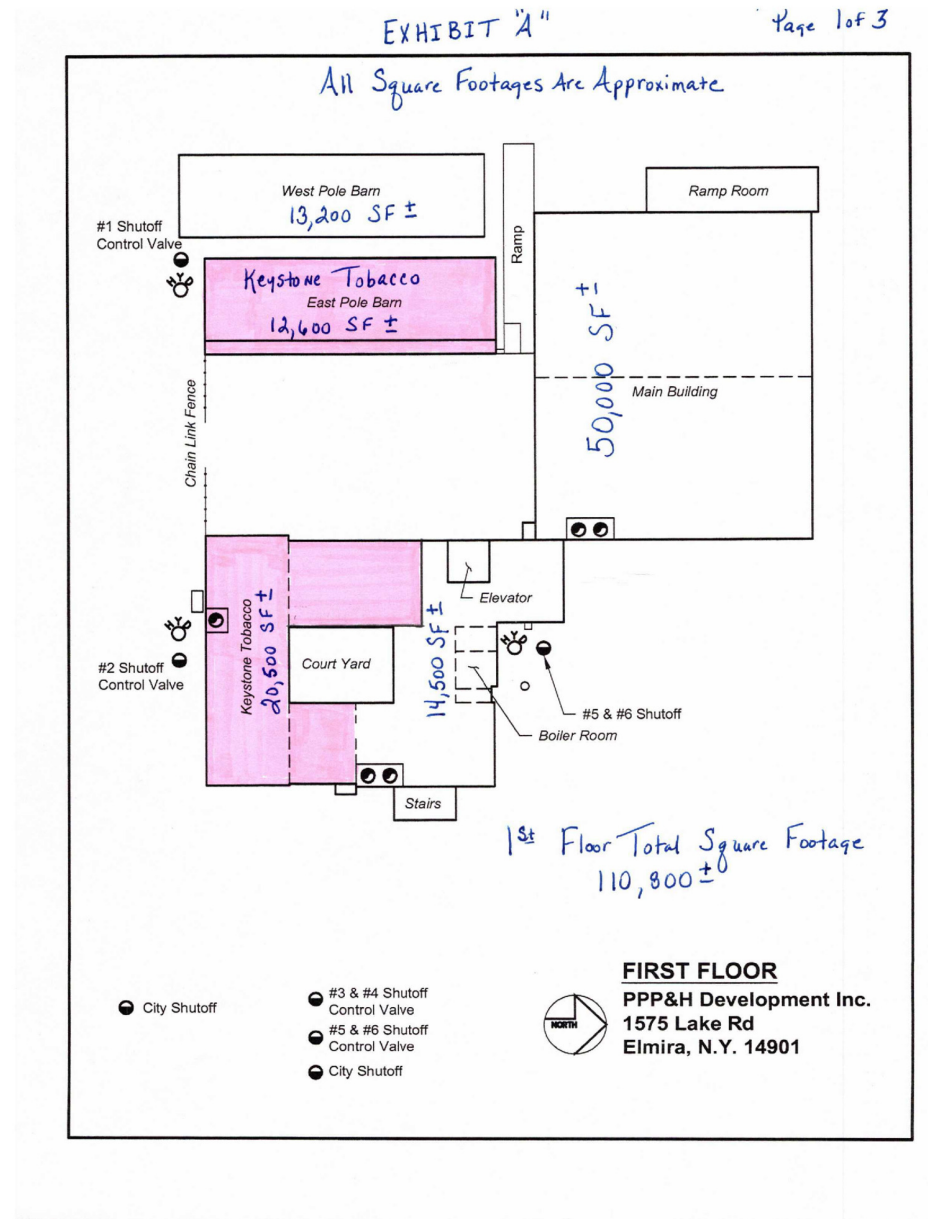
**Solid Cement and  
Steel Construction**



## PROPERTY PHOTOS







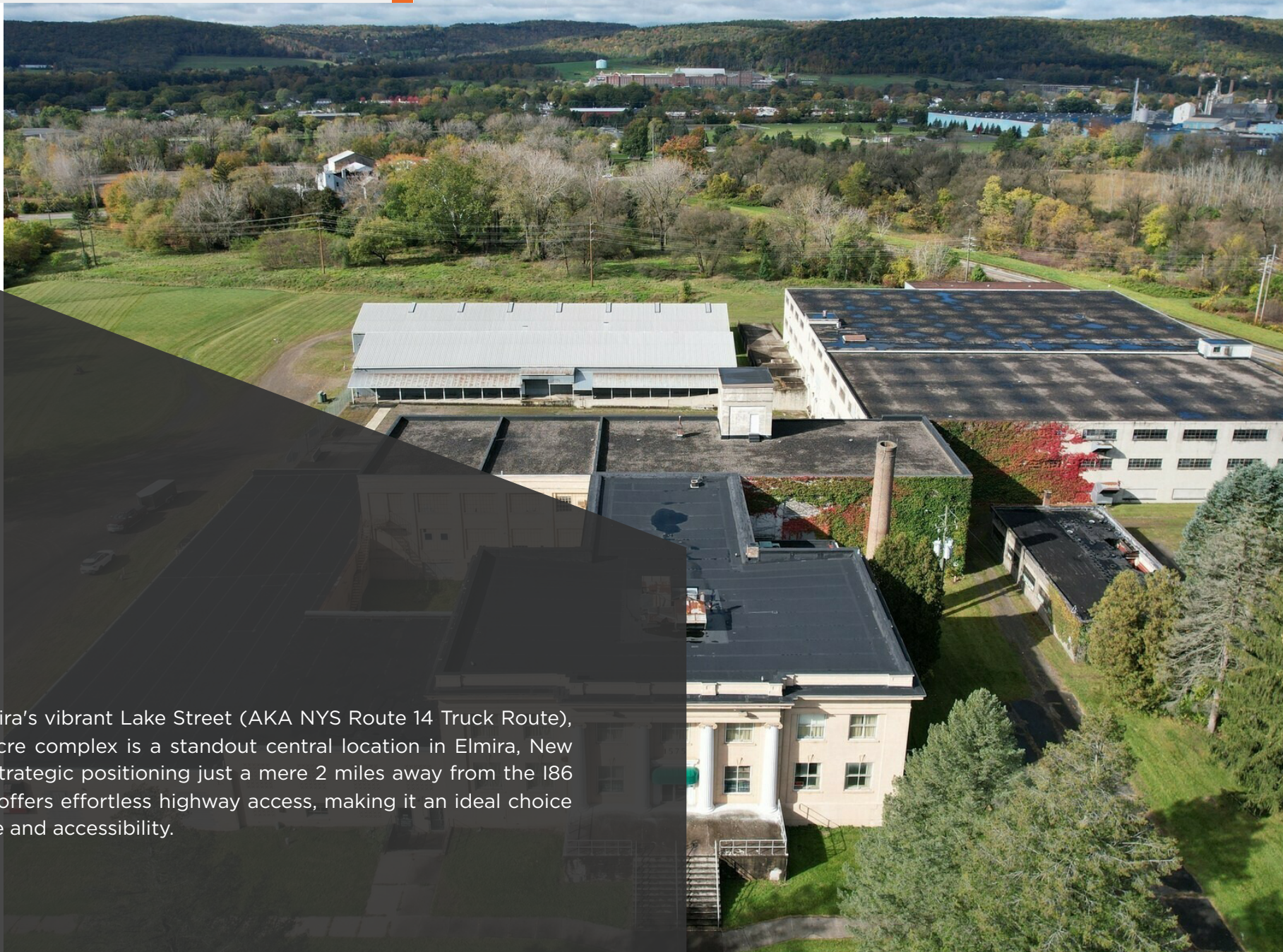


An aerial photograph showing a large industrial complex with several large buildings, some with corrugated metal roofs and others with flat roofs. The complex is surrounded by green fields and trees. In the background, there are rolling hills and a small town. The sky is cloudy. A dark grey banner with the text "Location Information" is overlaid on the bottom half of the image. A vertical orange bar is on the left side of the image.

# Location Information



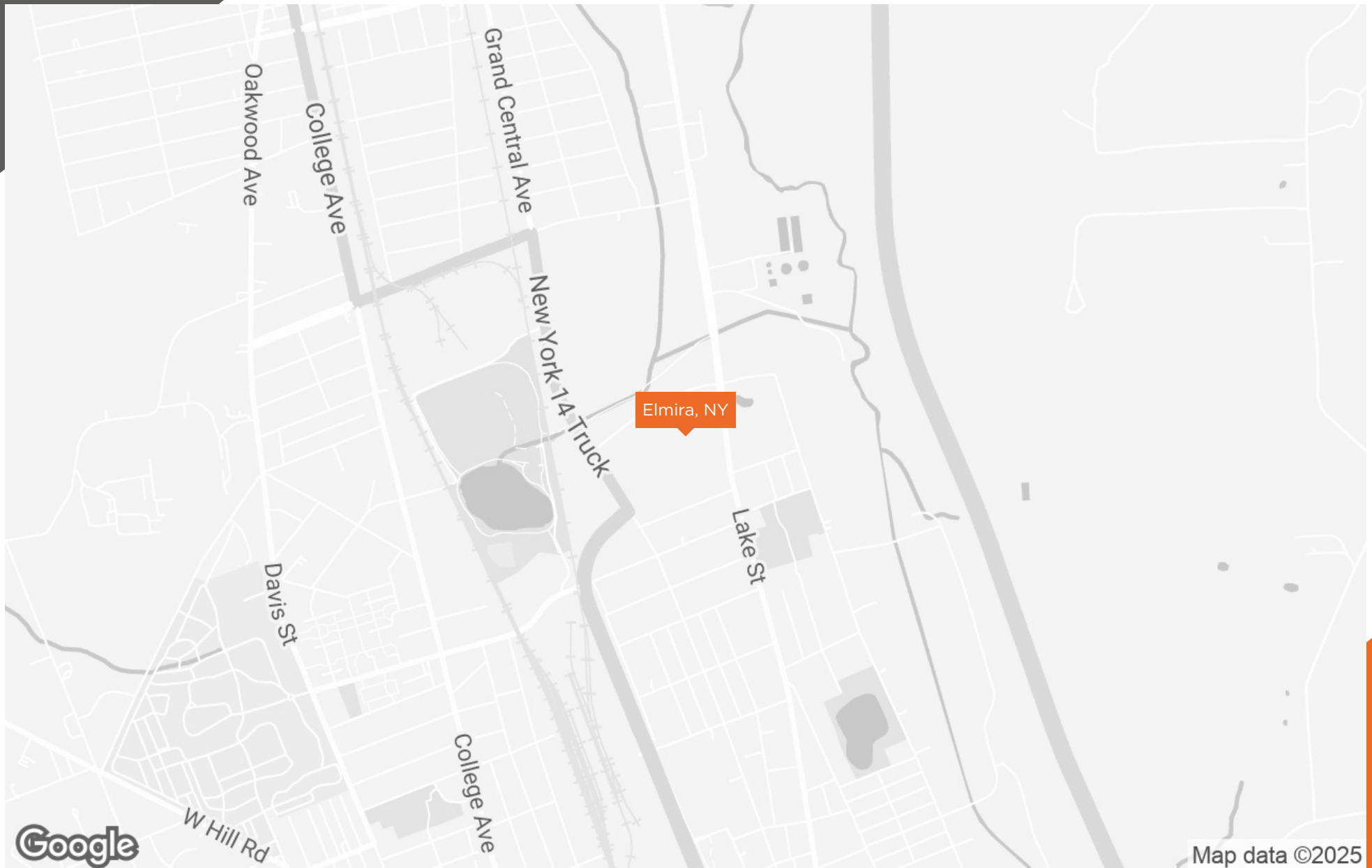
## LOCATION DESCRIPTION



Nestled on Elmira's vibrant Lake Street (AKA NYS Route 14 Truck Route), this prime 12-acre complex is a standout central location in Elmira, New York. With its strategic positioning just a mere 2 miles away from the I86 Interchange, it offers effortless highway access, making it an ideal choice for convenience and accessibility.

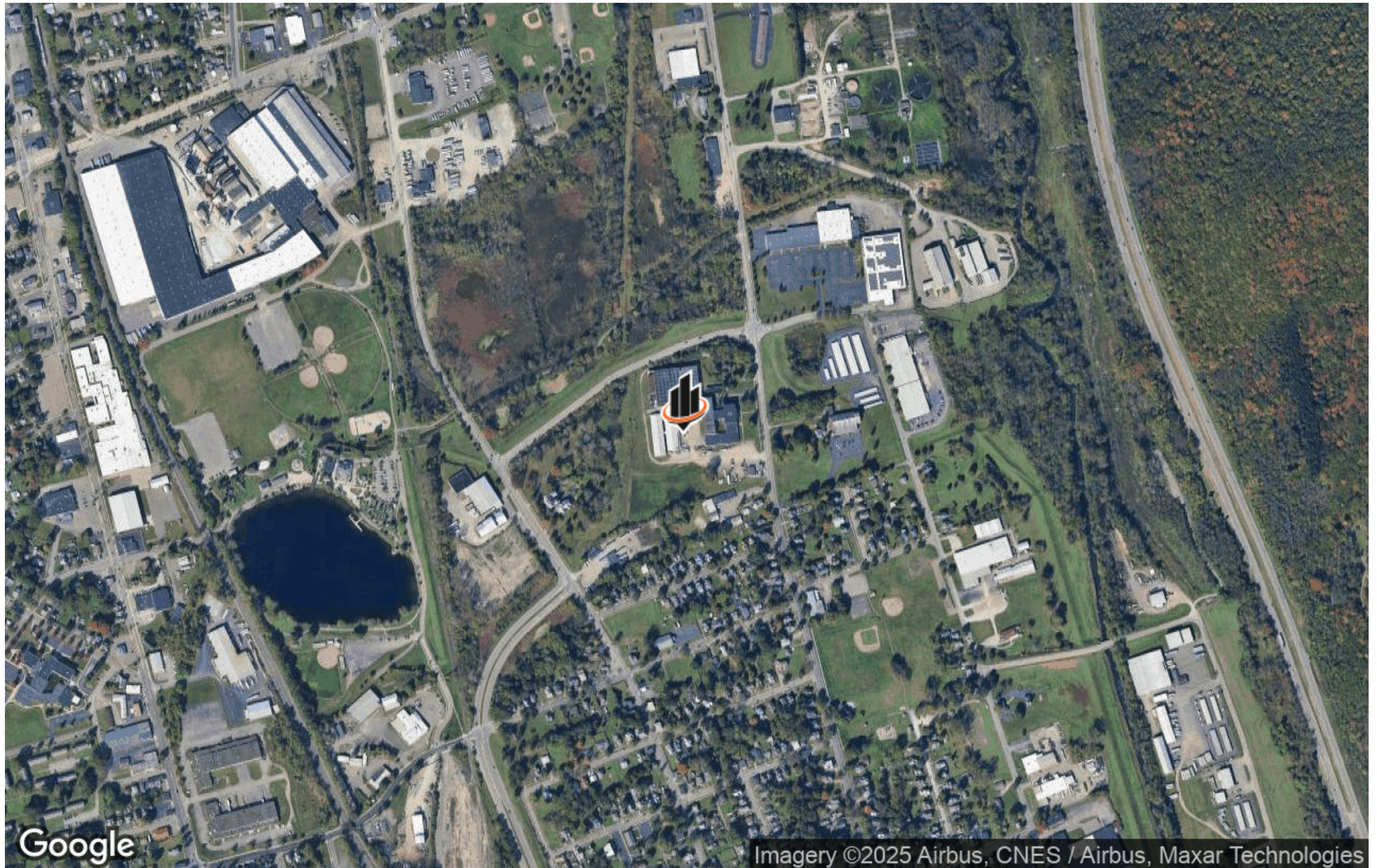


## REGIONAL MAP





## AERIAL MAP







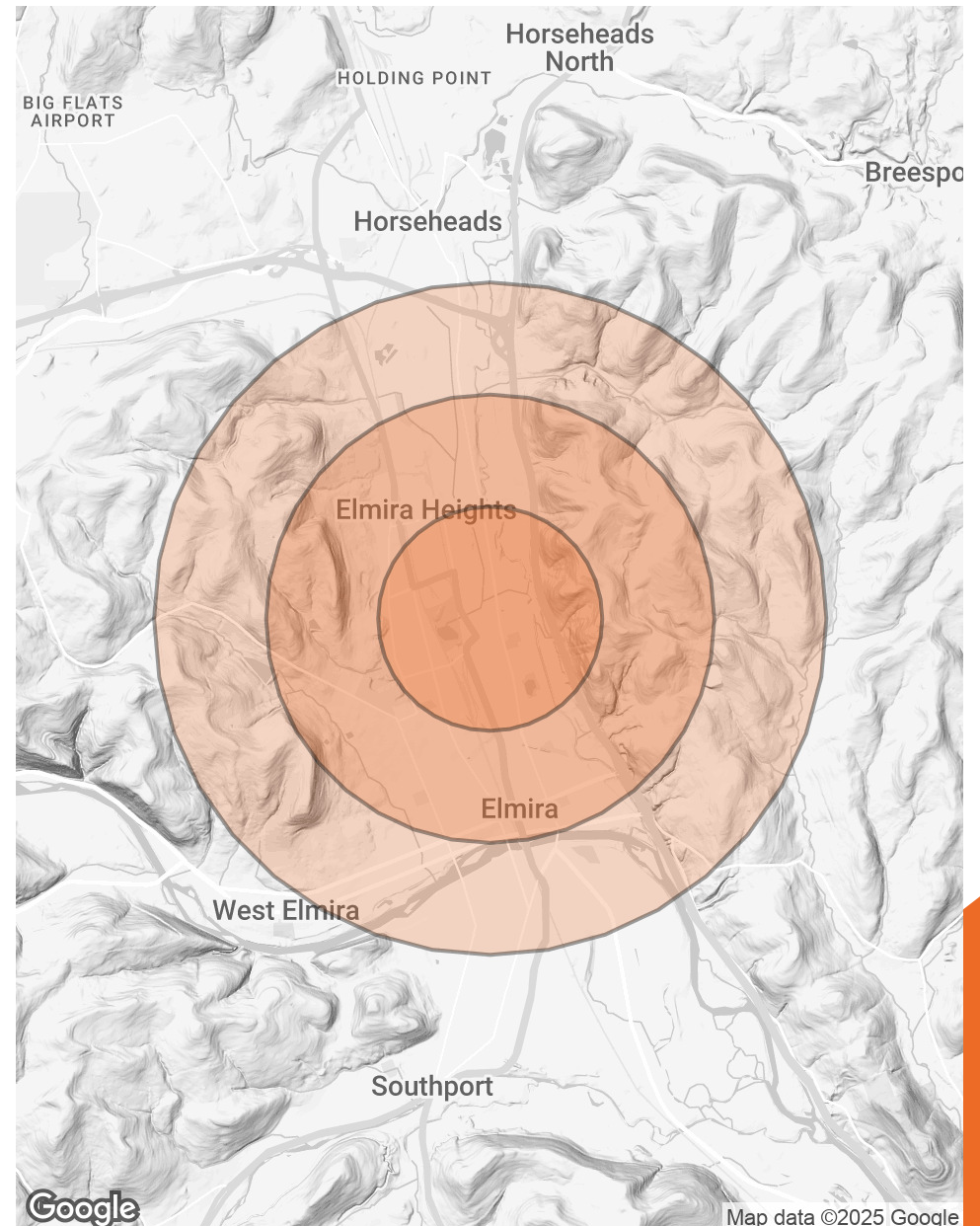
# Demographics



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,543	20,546	36,216
AVERAGE AGE	41.4	39.4	39.3
AVERAGE AGE (MALE)	40.7	37.9	38.1
AVERAGE AGE (FEMALE)	43.1	39.1	39.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,875	9,175	16,983
# OF PERSONS PER HH	1.9	2.2	2.1
AVERAGE HH INCOME	\$41,625	\$51,462	\$54,823
AVERAGE HOUSE VALUE	\$72,308	\$79,538	\$84,633

2020 American Community Survey (ACS)





An aerial photograph showing a large industrial complex with several buildings, including a long white building with a corrugated metal roof and a larger building with a dark roof. The complex is surrounded by green fields, trees, and a distant town under a cloudy sky. A dark grey banner with the text "Property Analysis" is overlaid on the bottom half of the image.

# Property Analysis



# PROPERTY VALUE RANGE

PRICE	-	PRICE	\$3,800,000	PRICE	-
PRICE PER UNIT	-	PRICE PER UNIT	-	PRICE PER UNIT	-
PRICE PER SQ FT	-	PRICE PER SQ FT	\$14.90	PRICE PER SQ FT	-
CAP RATE	-	CAP RATE	-%	CAP RATE	-





# PRO FORMA

## Property Information

SALE PRICE	\$3,800,000
PRICE/SF	\$14.90
LOT SIZE	12.22 Acres
BUILDING SIZE	255,000 SF
PRICE/UNIT	-
YEAR BUILT	1952

## Proposed Financing On Sale

% DOWN	-
DOWN PAYMENT	
LOAN AMOUNT	-
INTEREST RATE	-%
LENGTH OF LOAN	- Years
MONTHLY PAYMENT	-
ANNUAL DEBT SERVICE	-
DEBT COVERAGE RATIO	-
PRO FORMA DCR	-

## Proposed Returns

	1575 LAKE STREET
NET OPERATING INCOME	-
LESS: LOAN PAYMENT	-
BEFORE TAX CASH FLOW	-
CASH-ON-CASH RETURN	-
PRINCIPAL REDUCTION YR 1	-
TOTAL YEAR 1 RETURN	-

## Cap Rates

1575 LAKE STREET
-%



# INCOME & EXPENSES



## INCOME SUMMARY

1575 LAKE STREET

### GROSS INCOME

\$0

## EXPENSES SUMMARY

1575 LAKE STREET

### OPERATING EXPENSES

\$0

### NET OPERATING INCOME

\$0



# THE SVN BRAND

Founded in 1987

A globally recognized brand

Local **independent ownership** combined with a **global support** network

**225+** Offices across the globe (and expanding)

**Accelerated growth** through the collective strength of our network

Proactive **promotion of properties and fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration, and organized competition**

A franchise business model that supports entrepreneurial growth and autonomy

Over **2,000 Advisors** and staff

**7+7** Core Services & Specialty Practice Areas

**More offices in the US** than any other CRE company.

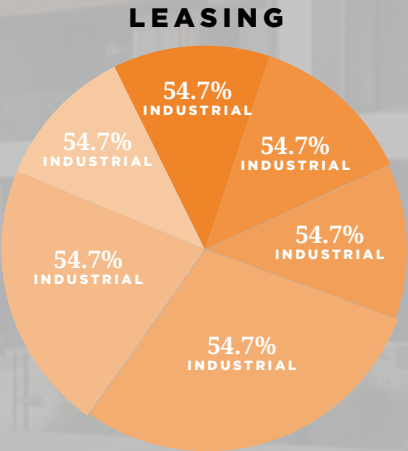
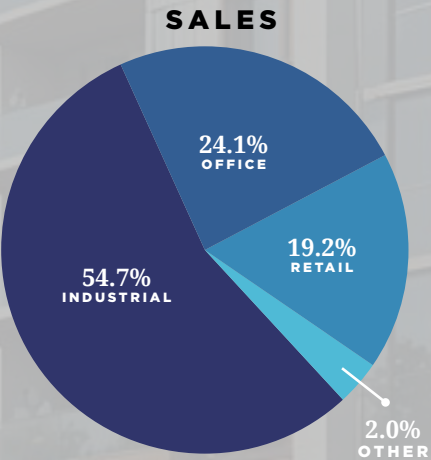
Comprehensive **training & support**

Commitment to **working together to create amazing value** with our clients, colleagues, and our communities.

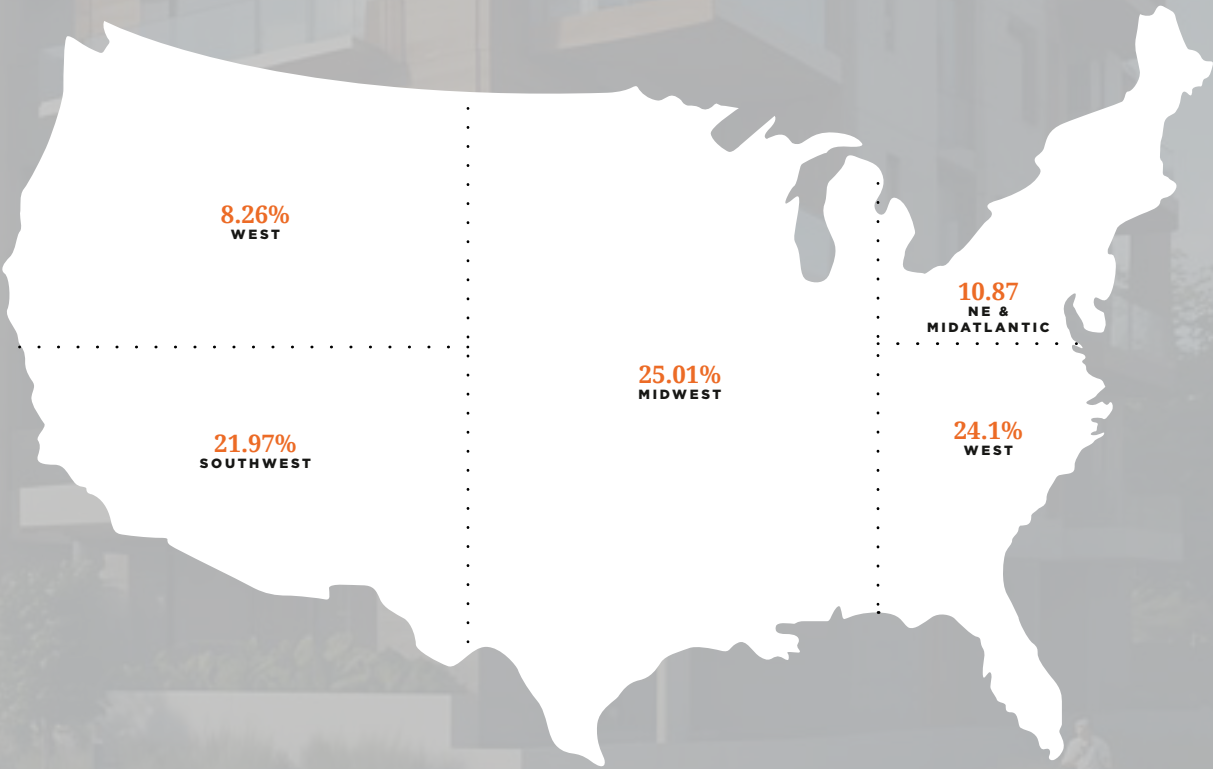


# THE SHARED VALUE NETWORK®

SVN was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN Difference.



**TRANSACTION VOLUME**  
UNITED STATES NATIONAL DISTRIBUTION





# SVN<sup>®</sup> Core Services & Specialty Practices

Our **SVN Specialty Practices** are supported by our various **Product Councils** that give **SVN Advisors** the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

## SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

## CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION



## MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



## PROPERTY MANAGEMENT

SVN is a **full-service commercial real estate firm** helping investors and property owners **grow their portfolios**. Our Advisors leverage the **strength and expertise of a network** of SVN professionals across the US and the world to assist you with buying, selling, and managing your investment real estate property.

As experts in your local market, our **leasing, capital markets, and property management** services make your ownership experience simpler, more productive, and more profitable.

We address each client's individual needs and build a **property-specific strategy**, harnessing the power of **collaboration to drive success**.

LEASE ADMINISTRATION

REPAIRS & MAINTENANCE

COLLECTIONS & BILL PAYMENTS

TENANT RELATIONS & OVERSIGHT



# Property Management Services

Our Commercial Property Management Services are designed to take the stress out of property ownership. We manage everything from **lease administration and maintenance to collections and tenant relations**, ensuring your property runs smoothly. Our team is dedicated to providing a **seamless and positive experience** for both you and your tenants, allowing you to **focus on what matters most—your investment**.



# PROPERTY MANAGEMENT

At SVN, we redefine commercial property management by offering a **comprehensive, asset-focused approach** that ensures your investments not only perform but **thrive**. Our mission is to provide **unparalleled service** through an integrated suite of offerings, encompassing **brokerage, leasing, maintenance,** and strategic asset management.

## FINANCIAL TRANSPARENCY

Transparency is at the core of our financial management practices. We provide detailed, real-time financial reporting, enabling you to make informed decisions. Our strategic financial services include budgeting, expense tracking, and revenue optimization, ensuring your investments achieve their full potential.

## TECHNOLOGY- DRIVEN

SVN harnesses cutting-edge technologies to enhance efficiency and engagement. Our online portals offer real-time access to property data, maintenance requests, and financial reports, keeping you informed and in control.

## HOLISTIC ASSET MANAGEMENT

SVN isn't just a property management firm; we are your strategic partner in asset management. Our services are designed to maximize your property's value and performance. We combine industry expertise, innovative technologies, and a deep understanding of market dynamics to deliver customized solutions tailored to your investment goals.

## FULL SERVICE

Our end-to-end services streamline operations and enhance property value. From leasing and tenant relations to maintenance and financial oversight, we cover all aspects of property management, allowing you to focus on expanding your portfolio.

## PROACTIVE MAINTENANCE

Our proactive approach to property management ensures potential issues are swiftly identified and addressed, saving you money and preventing costly repairs. Through regular evaluations, stringent safety protocols, and strategic capital expenditure plans, we protect your assets, ensuring they remain in excellent condition.

## SUSTAINABLE AND INNOVATIVE

We are committed to sustainable practices and innovative solutions that not only enhance property value but also reduce environmental impact. Our green initiatives and energy-efficient practices offer significant cost savings and reflect our dedication to responsible asset management.

## EXPERTISE ACROSS SECTORS

Specializing in office, retail, and medical spaces, SVN leverages its extensive knowledge and experience to manage diverse commercial properties. Our team of seasoned professionals stays ahead of industry trends, ensuring your assets are always competitive and compliant.



## VALUE PROPOSITION

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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





# Collective Strength, Accelerated Growth

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