



# 8 GLENS FALLS TECH PARK GLENS FALLS, NY 12801

INDUSTRIAL PROPERTY  
OWNER USER

Ryan Jenkins  
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OFFERING MEMORANDUM



# EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,  
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## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

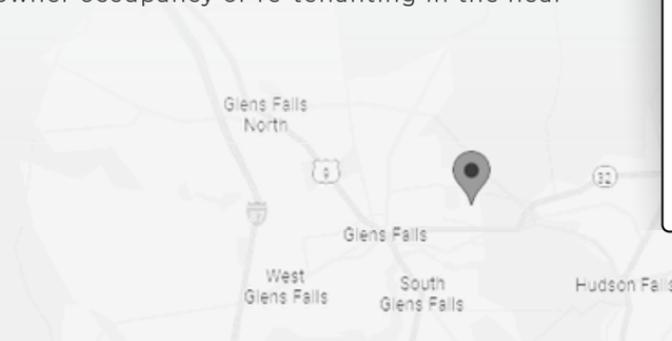
Financial Summary

## LOCATION OVERVIEW

About Glens Falls, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

This 20,279-square-foot industrial property presents a compelling owner-user opportunity, with an existing tenant whose lease is approaching expiration. Originally built in 1980 and extensively renovated in 2012 to support medical product manufacturing, the building features a high-quality interior buildout including manufacturing areas, laboratories, office space, and support rooms. With 24-foot clear heights in the industrial and shipping areas, the facility is well suited for advanced manufacturing, life sciences, or logistics operations. Two truck-height loading docks with automatic levelers further enhance functionality. Purpose-built for compliance-driven uses, the property offers immediate operational capability with the flexibility for owner occupancy or re-tenanting in the near term.



## THE OFFERING

<b>Building SF</b>	20,279 SF
<b>Year Built/Renovated</b>	1980/2012
<b>Lot Size (Acres)</b>	5.01
<b>Parcel ID</b>	303.14-5-5
<b>Zoning Type</b>	LI
<b>Clear Height</b>	24'
<b>Docks</b>	2

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Strategically positioned to support efficient logistics and distribution, with truck-height loading and circulation designed for industrial operations.



**Expansive Space:** The 20,279 SF building offers a functional single-story layout with 24' clear heights in manufacturing and shipping areas, providing flexibility for advanced production and logistics.



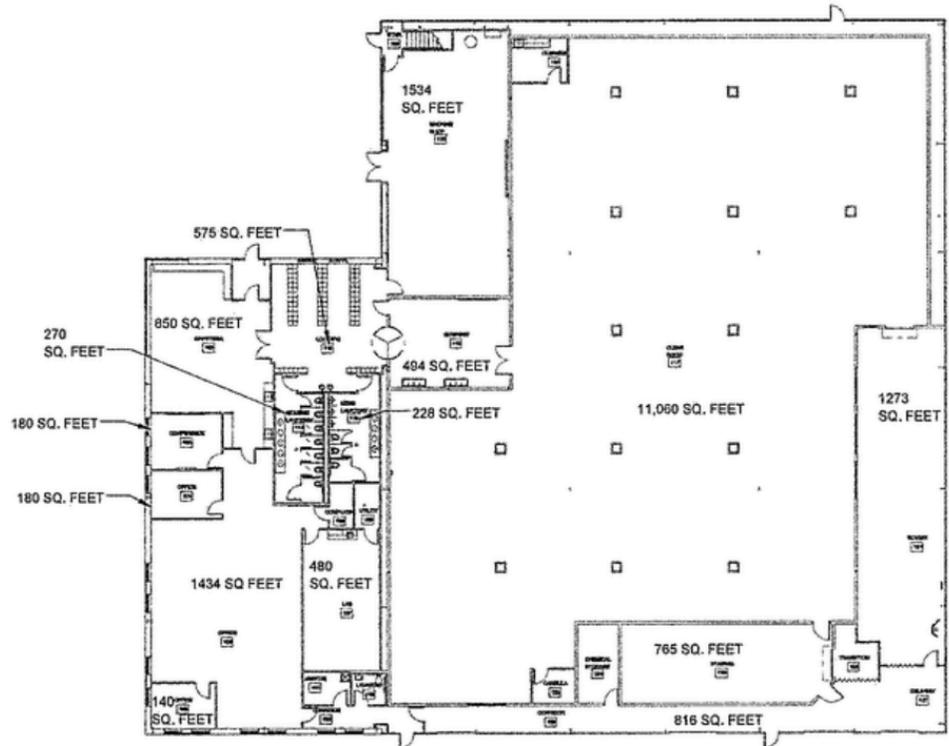
**Industrial Infrastructure:** Equipped with two truck-height docks with automatic levelers, high-quality manufacturing, laboratory, office, and support spaces tailored to modern industrial and life sciences users.



**Zoning Advantage:** Purpose-built for manufacturing and compliance-driven industrial uses, the facility supports specialized life sciences and medical product operations.



# FLOOR PLAN



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>OPERATING EXPENSES</b>						
<b>PROPERTY TAX</b>	\$44,897	\$45,795	\$46,711	\$47,645	\$48,598	\$49,570
<b>INSURANCE</b>	\$8,050	\$8,211	\$8,375	\$8,543	\$8,714	\$8,888
<b>TOTAL OPERATING EXPENSES</b>	\$52,947	\$54,006	\$55,086	-\$56,188	\$57,311	\$58,458
<b>NET OPERATING INCOME</b>	-\$52,947	-\$54,006	-\$55,086	-\$56,188	-\$57,311	-\$58,458

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# PHOTOS



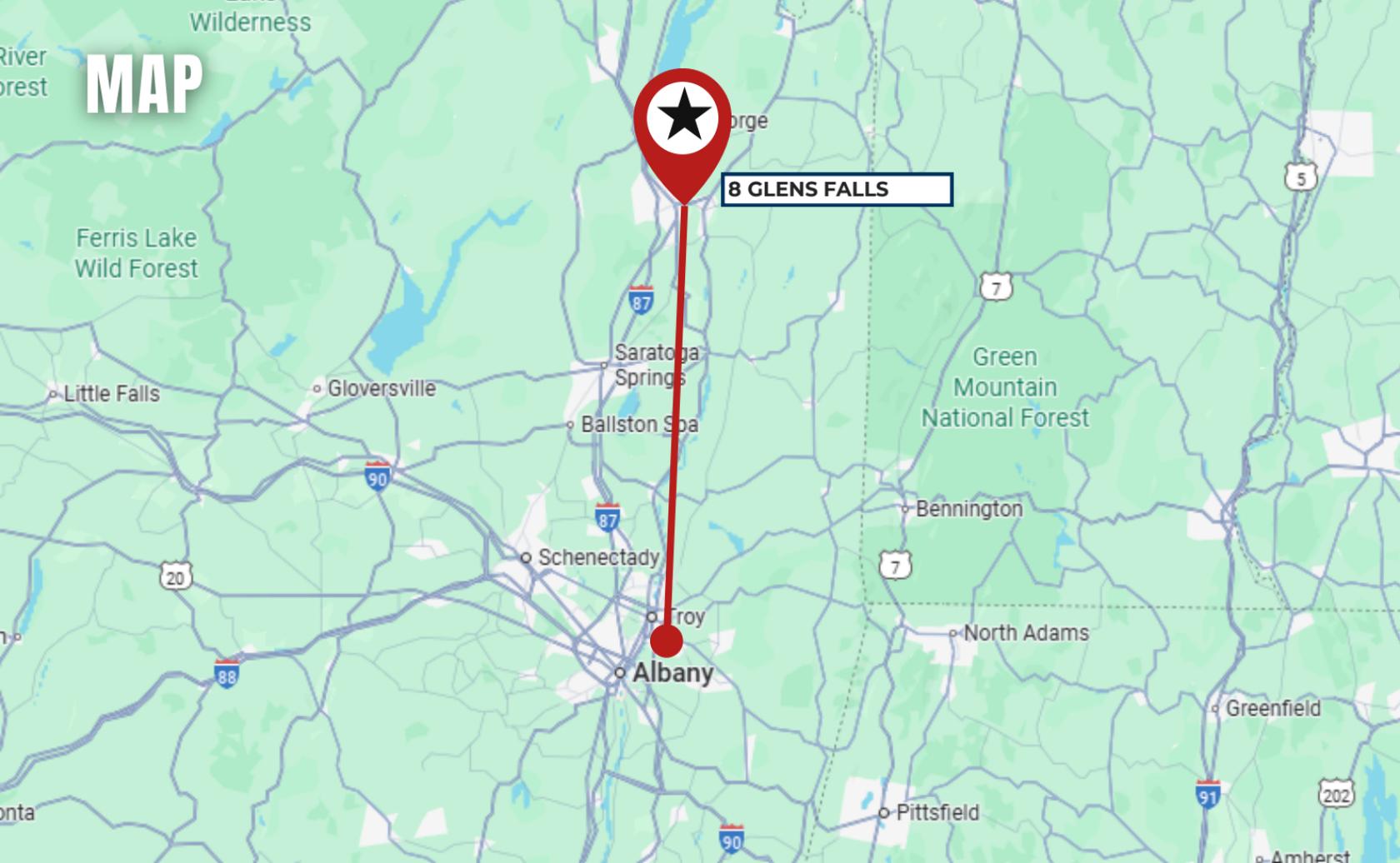
# ABOUT GLENS FALLS

Glens Falls, NY offers a compelling industrial and commercial real estate environment driven by affordability, access, and regional connectivity. Located just 65–70 miles north of Albany via I-87, Glens Falls benefits from proximity to the Capital Region’s workforce, suppliers, and transportation networks—while maintaining lower operating and occupancy costs.

The area supports a mix of manufacturing, flex, warehouse, and service-oriented industrial uses, with strong appeal for specialized and compliance-driven tenants. Access to regional highways, supportive economic development programs, and a stable local employment base make Glens Falls an attractive option for users and investors seeking reliable performance within Upstate New York’s broader industrial corridor.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	3,590	41,884	68,285
<b>2025 POPULATION</b>	3,433	39,840	65,603
<b>2030 PROJECTION</b>	3,384	39,503	65,167
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	1,689	18,619	29,659
<b>2025 HOUSEHOLDS</b>	1,620	17,699	28,500
<b>2030 PROJECTION</b>	1,598	17,540	28,300
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$ 76,163	\$ 77,969	\$ 85,834

# MAP



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