



151 RIVERSIDE DR FULTONVILLE, NY 12072

INDUSTRIAL PROPERTY
FULLY LEASED



OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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EXECUTIVE SUMMARY

151 Riverside Drive in Fultonville, NY presents a compelling fully leased industrial investment opportunity offering 14,256 square feet on an expansive 5.1-acre parcel. Originally constructed in 1980, the building features a functional layout with 21-foot clear heights, 10 drive-in doors, and approximately 2,000 square feet of dedicated office space—supporting a wide range of manufacturing, service, or distribution users. The substantial land component provides valuable flexibility for outdoor storage, fleet parking, or future expansion, enhancing long-term asset value.

Strategically located just off the New York State Thruway (I-90), the property offers immediate regional connectivity between Albany and Syracuse, with convenient access to Exit 27 in the Town of Glen. Positioned within Montgomery County's established industrial corridor along the Mohawk River, 151 Riverside Drive benefits from strong transportation infrastructure, a reliable workforce base, and proximity to major Upstate New York markets—making it a durable, income-producing asset in a well-connected logistics location.

THE OFFERING

Building SF	14,256
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Year Built	1980
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Lot Size (Acres)	5.10
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Parcel ID	36.-3-22
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Zoning Type	B2
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Clear Height	21'
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Drive Ins	10
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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Located just minutes from I-90 (NYS Thruway) Exit 27, the property offers efficient east-west connectivity between Albany and Syracuse, with convenient access to the greater Capital Region and Mohawk Valley industrial corridors.



Expansive Space: Situated on 5.1 acres, the oversized parcel provides significant yard capacity for outdoor storage, fleet parking, trailer staging, or potential building expansion—an increasingly scarce feature in today's market.



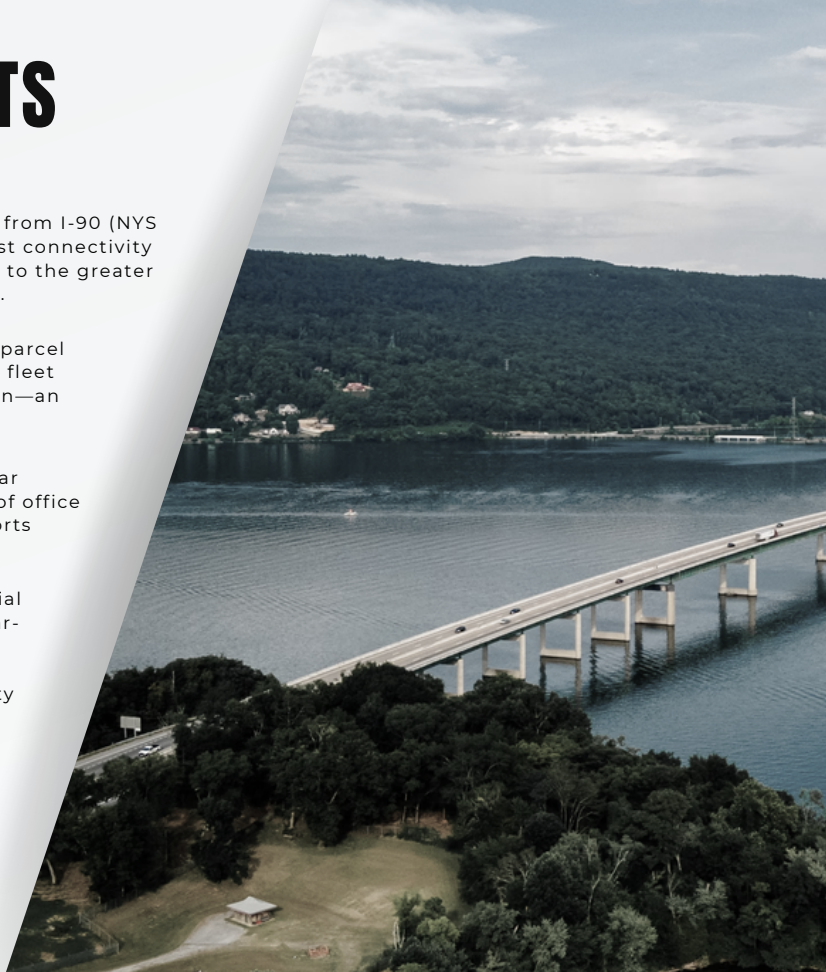
Strategic Features: The 14,256 SF facility offers 21' clear height, 10 drive-in doors, and approximately 2,000 SF of office space, delivering a highly functional layout that supports operational efficiency for industrial and service users.



Industrial Infrastructure: Designed for active industrial use, the building's multiple grade-level doors and clear-span warehouse space allow for streamlined loading, equipment movement, and adaptable floor configurations—supporting long-term tenant durability and stable income performance.



Zoning Advantage: Industrial zoning supports a broad range of manufacturing, warehousing, service, and outdoor storage uses, enhancing long-term tenant flexibility and future leasing optionality.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$240,000	\$249,000	\$267,000	\$280,140	\$288,540	\$297,192
TAX & INS	\$28,790	\$29,365	\$29,953	\$30,552	\$31,163	\$31,786
EFFECTIVE GROSS REVENUE	\$268,790	\$278,365	\$296,953	\$310,692	\$319,703	\$328,978
OPERATING EXPENSES						
PROPERTY TAX	\$23,800	\$24,276	\$24,761	\$25,257	\$25,762	\$26,277
INSURANCE	\$4,990	\$5,089	\$5,191	\$5,295	\$5,401	\$5,509
TOTAL OPERATING EXPENSES	\$28,790	\$29,365	\$29,953	\$30,552	\$31,163	\$31,786
NET OPERATING INCOME	\$240,000	\$249,000	\$267,000	\$280,140	\$288,540	\$297,192

RENT ROLL

151 RIVERSIDE DR RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	First Student	14,256	\$240,000	\$16.84	07/01/2025	06/30/2030
TOTAL		14,256	\$240,000			



TENANT SUMMARY

First Student, Inc.

First Student, Inc. is North America’s largest provider of school bus transportation services, partnering with thousands of school districts across the U.S. and Canada. The company delivers safe, reliable student transportation, including daily routes, special-needs services, and charter operations.



LEASE OVERVIEW

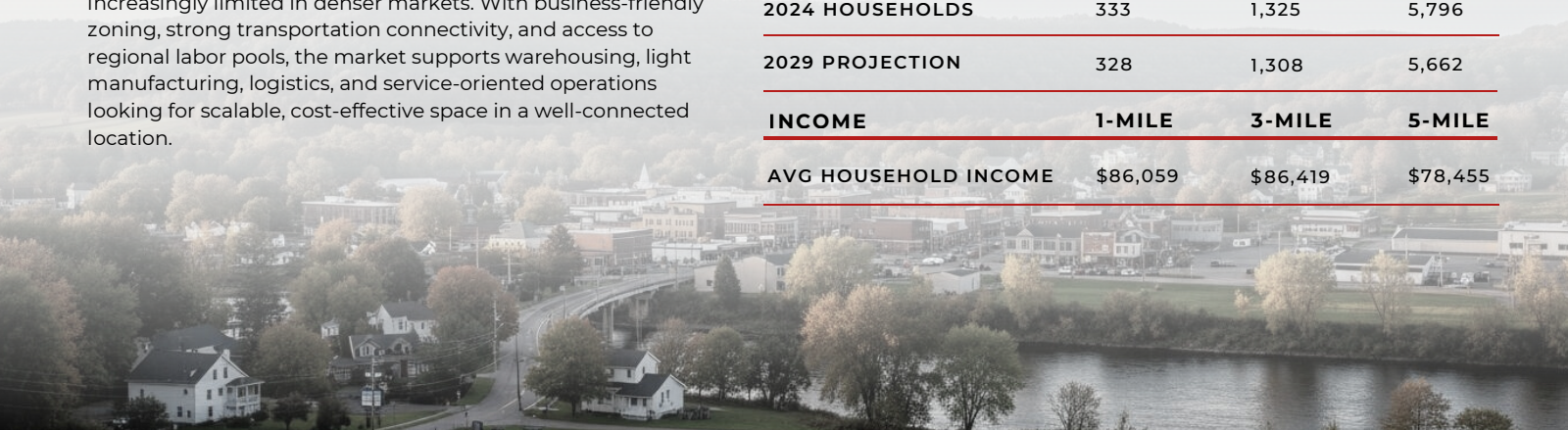
Lease Type	Triple Net
Lease Commencement	07/01/2025
Lease Expiration	06/30/2030
Base Term Remaining	5 years
Options	One (1) Option to Extend for Five (5) years
Rental Increase	Set Rent Schedule

ABOUT FULTONVILLE, NY

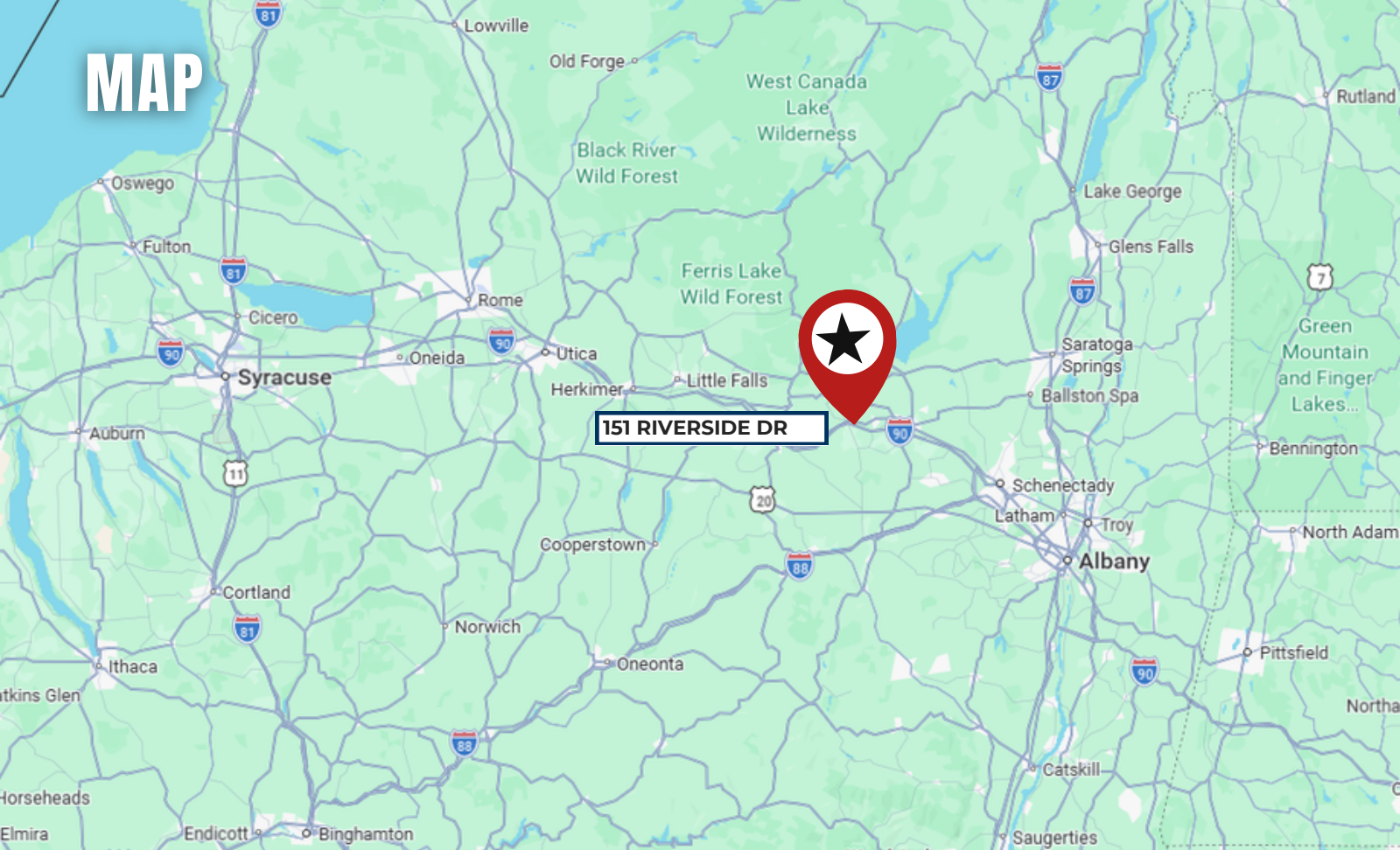
Fultonville, NY is a strategically positioned Mohawk Valley community in Montgomery County offering direct access to the New York State Thruway (I-90) via Exit 27. Its location between Albany and Syracuse provides efficient east-west distribution reach across Upstate New York while maintaining lower occupancy costs than larger metropolitan markets. The area benefits from proximity to the Capital Region workforce, regional rail infrastructure, and established industrial corridors along the Mohawk River.

From a commercial and industrial real estate perspective, Fultonville appeals to users seeking land availability, outdoor storage capability, and expansion flexibility—assets that are increasingly limited in denser markets. With business-friendly zoning, strong transportation connectivity, and access to regional labor pools, the market supports warehousing, light manufacturing, logistics, and service-oriented operations looking for scalable, cost-effective space in a well-connected location.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	957	3,653	15,339
2024 POPULATION	887	3,452	14,262
2029 PROJECTION	874	3,412	13,943
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	360	1,402	6,223
2024 HOUSEHOLDS	333	1,325	5,796
2029 PROJECTION	328	1,308	5,662
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$86,059	\$86,419	\$78,455



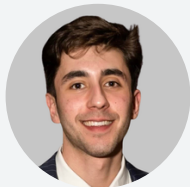
MAP



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