

INDUSTRIAL INVESTMENT PROPERTY

336 COURT STREET, BINGHAMTON, NY 13901



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INVESTMENT SUMMARY

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Offering

336 Court Street, Binghamton, NY, is a 55,000 square foot bi-level building, occupied by two credit tenants: PeakLogix, an Alta Material Handling Company, and Gannett Satellite Information Network, a subsidiary of Gannett Co., now renamed USA Today Co. PeakLogix occupies 43,731 square feet, on two floors, including approximately 5,000 square feet of superior finished offices. Gannett occupies 6,000 square feet of office and industrial space, adjacent to the loading docks on the upper level.

The upper level encompasses PeakLogix's offices, storage, and shop space at the front and Gannett's space and common area docks at the rear. The lower level, which is below grade, is storage for PeakLogix. The PeakLogix floors are connected by a 6,000-pound capacity freight elevator.

The PeakLogix lease is triple net with a term extending to March 1, 2031, and including an administrative fee capped at three percent. The landlord's non-reimbursable responsibilities in the lease include: common areas, roof, walls, structural, plumbing, electrical, and other building systems, security, fire protection, parking lot, sidewalk, and access ways. In addition to base rent, PeakLogix pays \$166,659.79 in taxes, insurance, and Common Area Maintenance for 2026.

The Gannett lease is a three-year extension of the original term, ending on April 30, 2027. It provides for a monthly Common Area Maintenance Fee of \$1,250 to cover taxes, insurance, common area repairs and maintenance, janitorial cleaning, property management, and utilities. There are three percent annual increases in the base rent over the term, with current base rent at \$50,923.

PeakLogix has been providing innovative solutions in the material handling industry since 1989. The Alta Equipment Group, of which PeakLogix is a member, offers 40 locations across the Midwest, New England, and New York.

USA Today is the largest newspaper publisher in the US with 200 local papers. The Press & Sun Bulletin, which serves Binghamton and the Southern Tier, is printed off-site and delivered from this location seven days a week.

The asking price is \$3,500,000.

PROPERTY OVERVIEW

Address	336 Court Street, Binghamton, NY; tax map parcel #160.28-1-2
Site Area	2.63 acres
Building Size	Approximately 55,000 square feet gross in a bi-level configuration with the lower level being below grade, but entirely leased
Year Built	1981
Renovated	2021
Zoning	Heavy Industrial
Parking	40 spaces plus additional parking and loading,
Data Communications	Fiber Optic to the building
Structure	Concrete block foundation with metal siding
Roof	Steel roof
HVAC	Three roof mounted heat and air conditioning units service the PeakLogix offices. Five ceiling mounted gas fired heating units are located in the PeakLogix industrial space.
Electric	480-volt service, at 800 amps, stepped down to 277, 208, and 120 amps.
Elevator	A 6,000-pound capacity freight elevator connects the upper and lower level PeakLogix industrial space
Sprinklers	The entire building is sprinklered

LEASE PROFORMA

336 Court Street 2026 ProForma			
Income			
Tenant	Lease Termination	square footage	
Peaklogix	3/1/2031	43,731	
Base Rent			\$ 248,400
Gannett	4/30/2027	6,000	
Base Rent			\$ 50,923
TICAM additional rent			\$ 15,000
Total Net Operating Income			\$ 314,323
Expenses			
LL Operating Expenses for Common Area (TICAM)			\$ 16,492
LL Estimated reserves for Replacement (5% of base rent)			\$ 14,966
Total LL Non-Remimburseable Expenses			\$ 31,458
Adjusted Net Operating Income			\$ 282,865
Notes on ProForma: Peaklogix share of total building operating expenses is 84.10%, adjusted annually in April.			
2026 charge is \$166,659.79.			

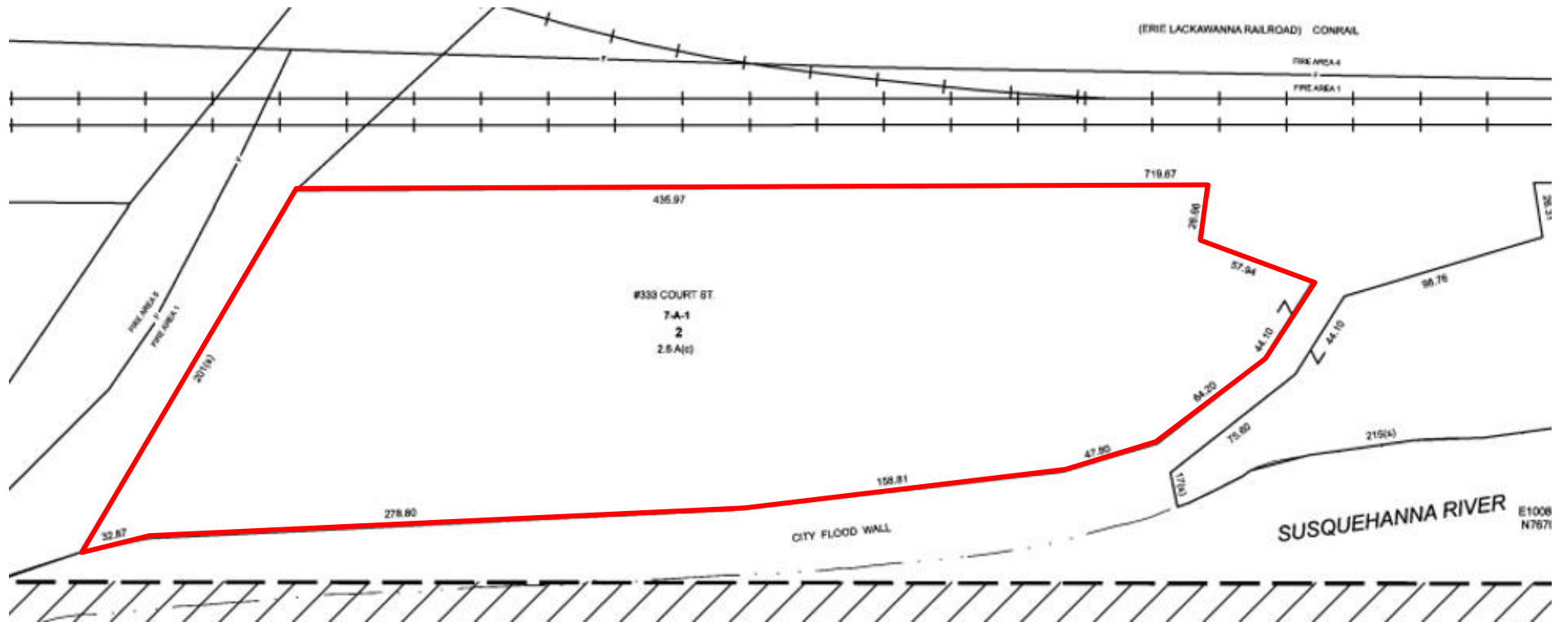
The asking price is \$3,500,000, an 8.08% capitalization rate.

PROPERTY PHOTOS & AERIALS

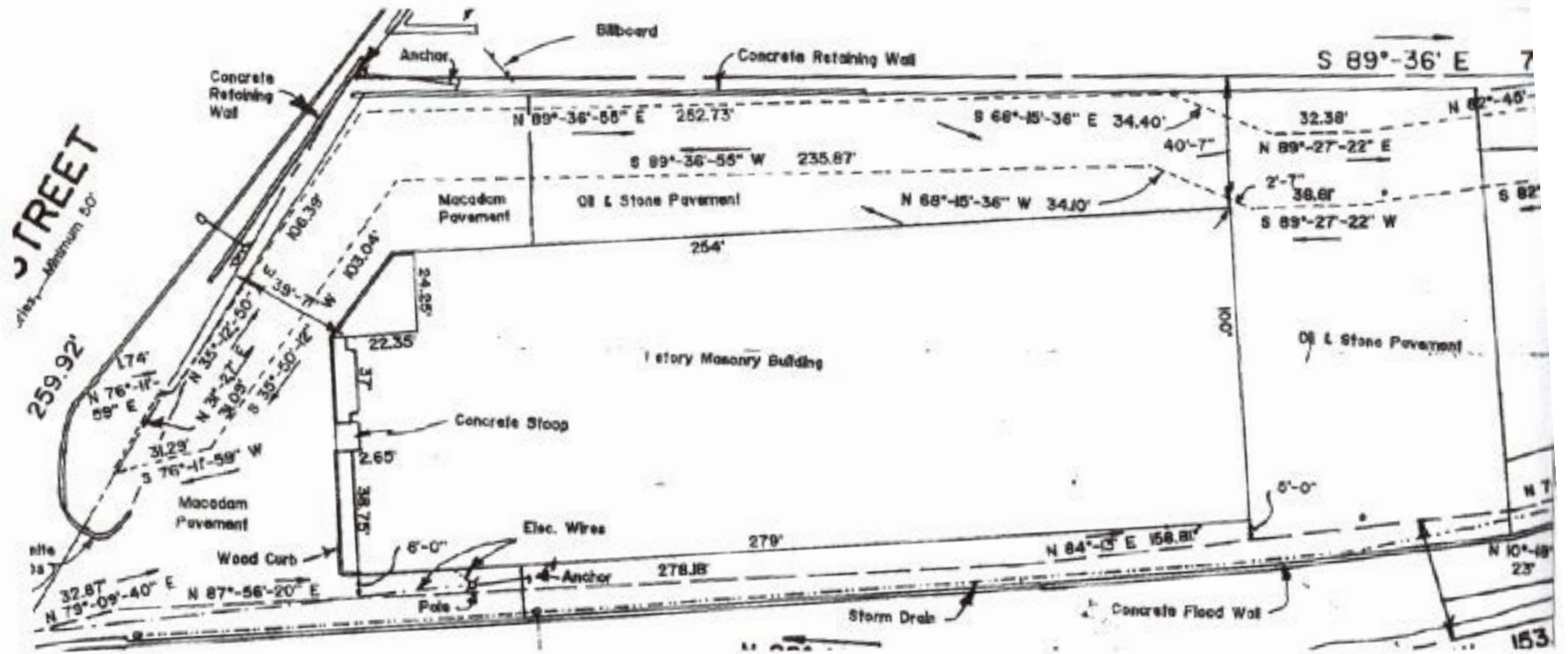
SITE AERIAL



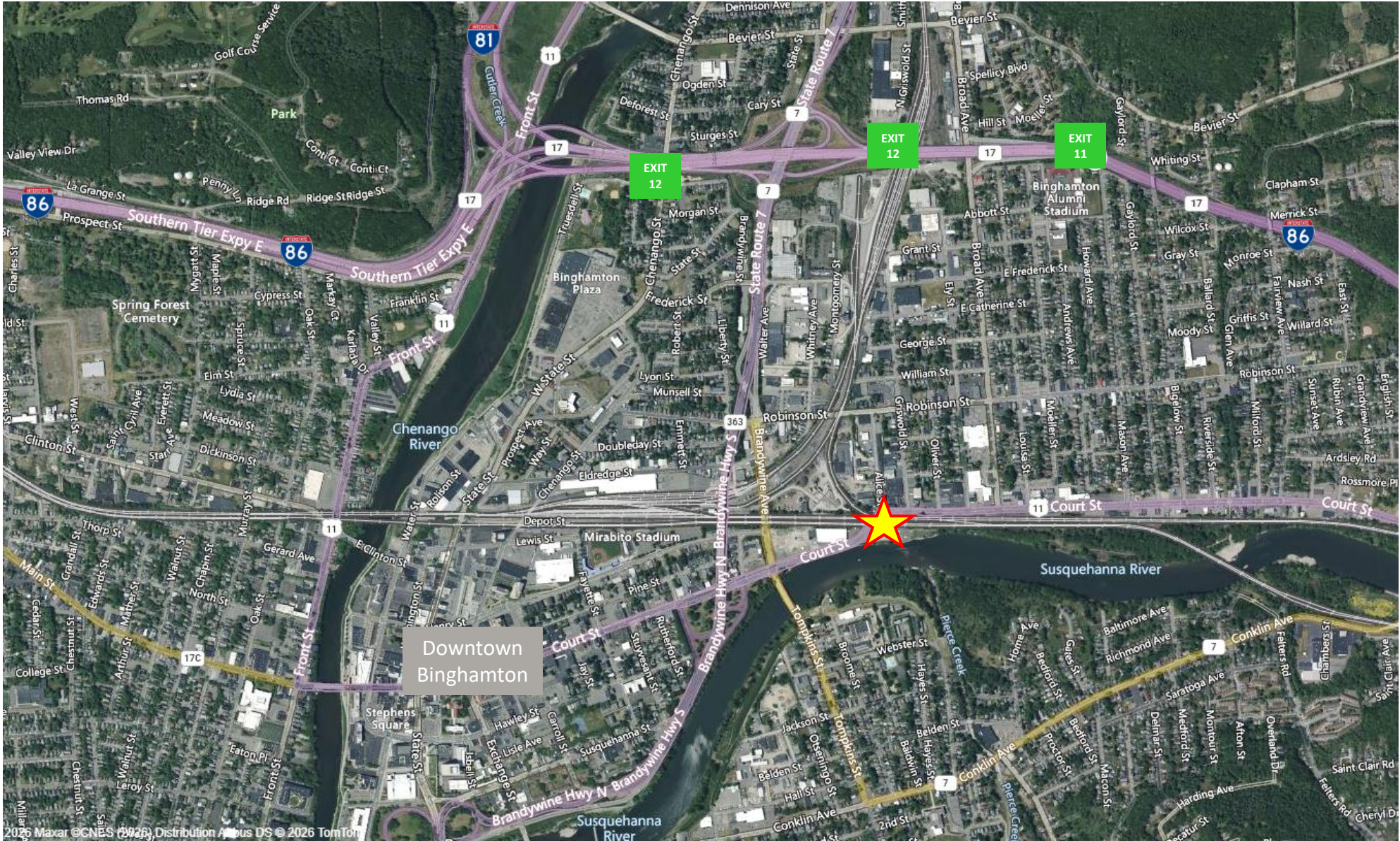
TAX MAP



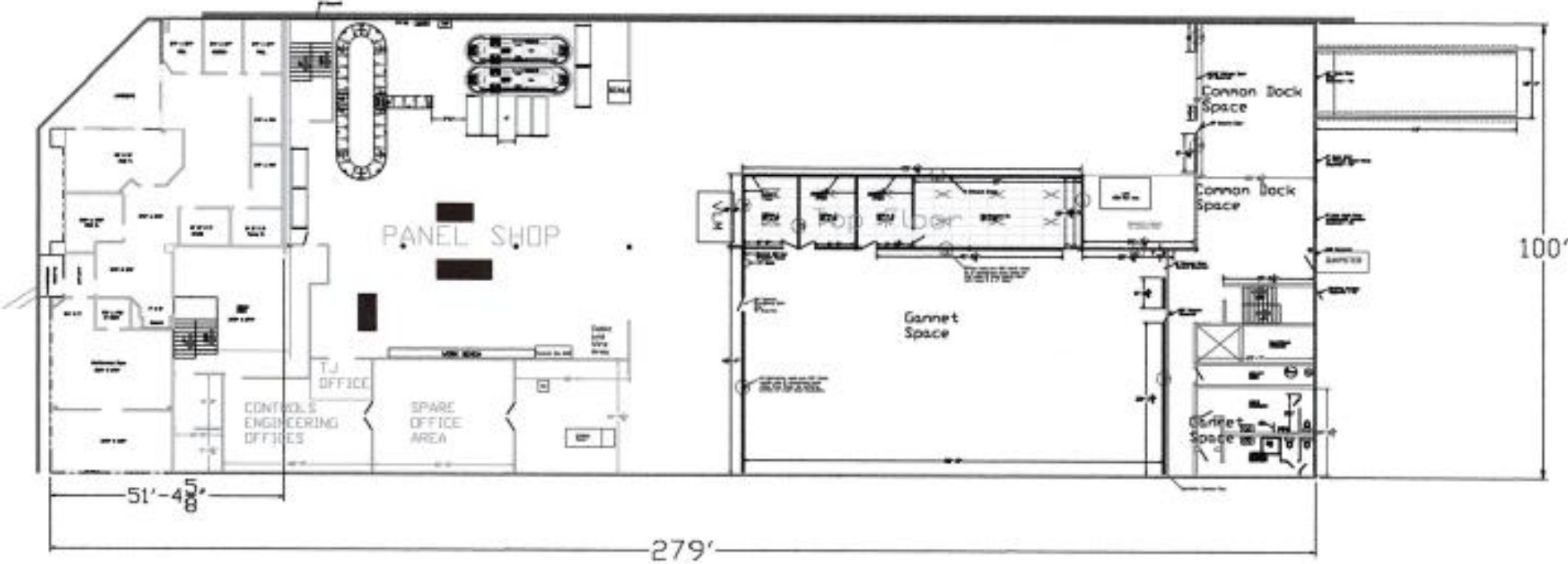
SITE PLAN



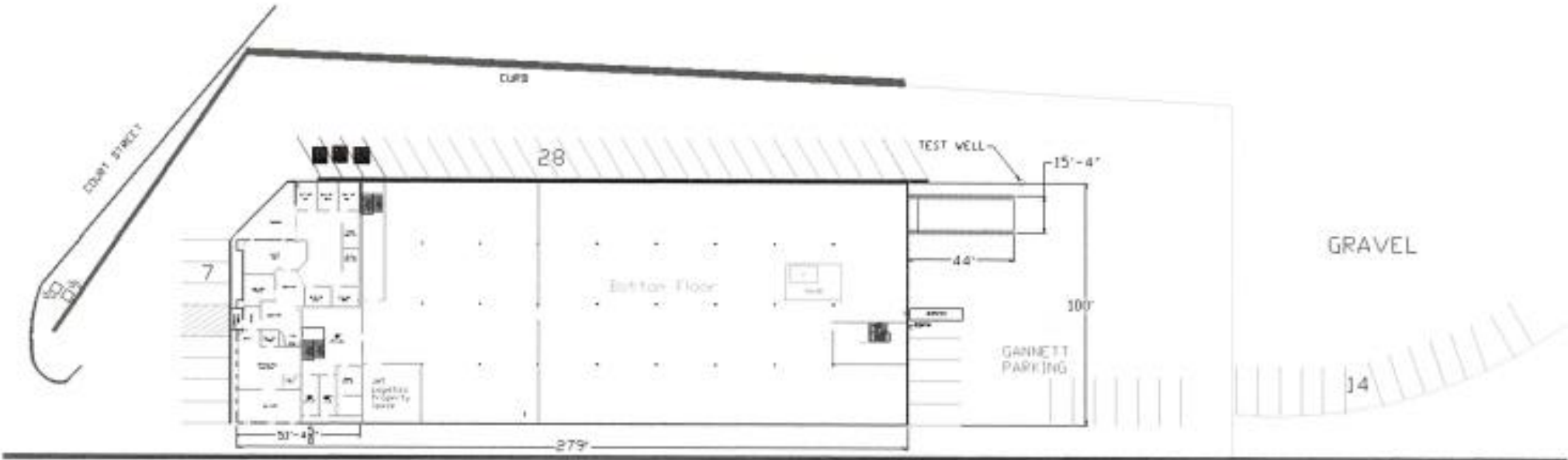
AREA MAP



UPPER FLOOR PLAN



LOWER FLOOR PLAN



INTERIOR PHOTOS



PeakLogix Lobby



PeakLogix Shop Area



PeakLogix Storage Area

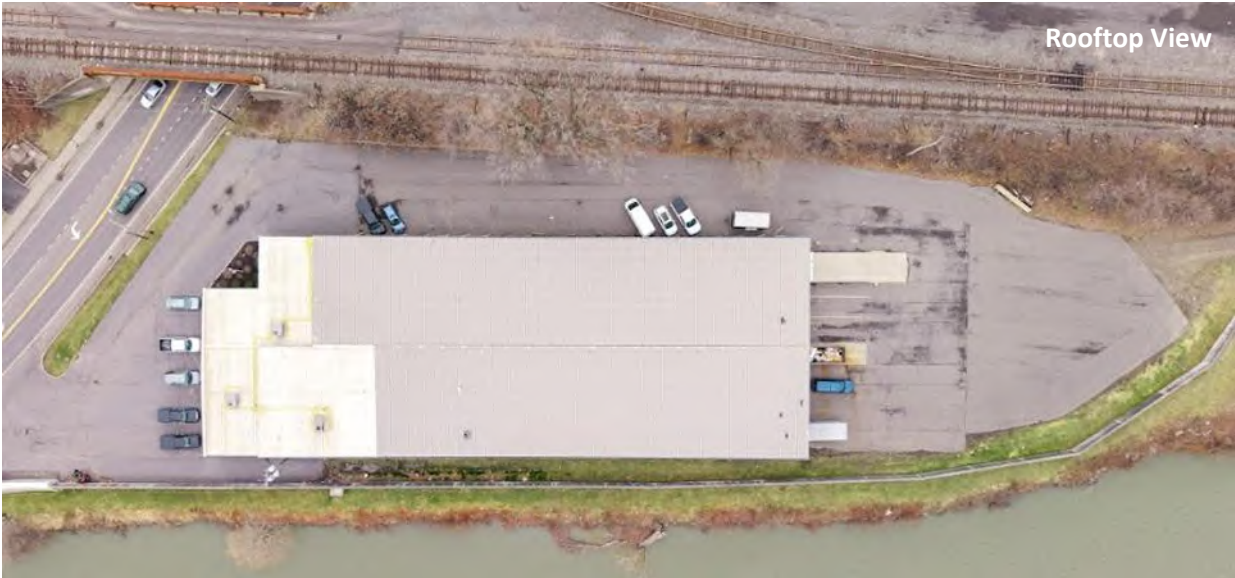


Gannett Storage Area

INTERIOR PHOTOS



Common Area Docks



Rooftop View

MARKET OVERVIEW

Market Overview

The industrial vacancy rate in the Binghamton market dropped under four percent in 2022 and has remained at that low level through 2025, despite increases in selling prices and rents. The primary reason for low vacancy is the lack of industrial inventory in the market, including no new Class A high bay warehouse and no speculative construction due to the cost of materials and labor. In addition, there is a lack of industrial land for development.

It is anticipated that inventory will increase in the coming years, given the new 500-acre Tech Park proposed by the Broome County IDA (The Agency) in the pre-approval stage, and the master plan for redevelopment of the Huron Industrial Campus, also being funded by The Agency.

The drivers of growth in the market have been the hospitals, including UHS and the newly merged Guthrie Lourdes Hospital system, as well as the high-tech sector, including Raymond Corporation, now fully merged with Toyota, BAE, Innovation Associates, and CMP, a Canadian manufacturer. Multi-million-dollar grants to Binghamton University are supporting the development of a battery hub and an AI research Institute.

Given the constrictions in inventory, the time lag for new construction, and the growing demand for space, stability among existing industrial occupants or growth in place appears to be the most likely scenario.

APPENDIX

CONFIDENTIALITY AND DISCLAIMER

The recipient (whether one or more, “**Recipient**”) hereby acknowledges and agrees that certain confidential information regarding the property located at 336 Court Street, Binghamton, in the City of Binghamton, County of Broome, State of New York (“**Property**”) (“**Confidential Information**”) has been or may be disclosed to Recipient by owner (“**Owner**”) or Pyramid Brokerage Company (“**PBC**”) in the future and that such Confidential Information is intended solely for Recipient’s own limited use in considering whether to pursue negotiations to acquire the above Property of any portion thereof.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Property. The information contained herein is not a substitute for a thorough due diligence investigation. PBC has not made any investigation, and makes no warranty or representation, with respect to any of the information presented including but not limited to the income or expenses for the Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s, or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the Property.

The information contained in the Offering Memorandum has been obtained from sources we believe to be reliable; however, PBC has not verified, and will not verify, any of the information contained herein, nor has PBC conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return all Confidential Information to PBC.



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