



# 705 CORPORATION PARK SCHENECTADY, NY 12302

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED


OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



**Brian Rowe**

Dispositions Officer

 (315) 744-4063

 [brian@ironhornenterprises.com](mailto:brian@ironhornenterprises.com)





**Ryan Jenkins**


VP of Dispositions



**IronHorn Enterprises**

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057

## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

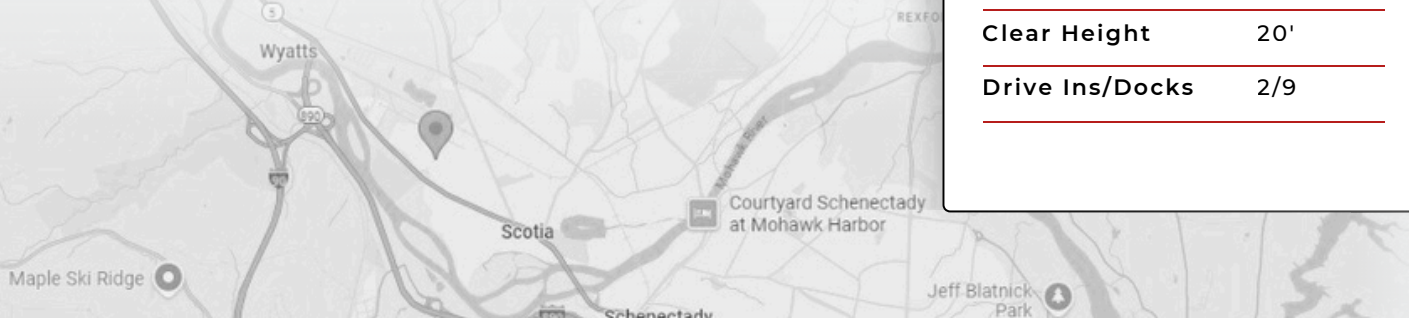
About Schenectady, NY  
Demographics  
Map

# TABLE OF CONTENTS

# EXECUTIVE SUMMARY

7705 Corporation Park is a fully leased industrial asset totaling 117,700 SF on 4.26 acres, offering stable in-place cash flow and long-term functionality. The building features 20' clear height, nine (9) dock-high doors, and two (2) drive-in doors, supporting efficient distribution and warehouse operations.

Situated in Schenectady, the property benefits from immediate access to I-890, Route 7, and the NYS Thruway (I-90), placing it within the core of the Capital Region industrial market. This centralized location supports regional distribution, access to a deep labor pool, and sustained tenant demand across Albany, Troy, and Saratoga Springs.



## THE OFFERING

<b>Building SF</b>	117,700 SF
<b>Year Built</b>	1943
<b>Lot Size (Acres)</b>	4.26
<b>Parcel ID</b>	29.-3-10
<b>Zoning Type</b>	Industrial
<b>Clear Height</b>	20'
<b>Drive Ins/Docks</b>	2/9

# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Minutes away from downtown Schenectady and 7 minutes from I-90 providing convenience for businesses and customers. This property maximizes same-day tasks and logistics, enhancing your business's operational capabilities.



**Expansive Space:** With a spacious 4.26-acre lot and a 117,700 SF industrial building, there's ample room for growth and expansion of your property portfolio in a city experiencing increased demand.



**Industrial Infrastructure:** The property boasts two drive-ins, 9 docks doors, and a clear height of 20', perfectly suited for general industrial activities.



**Zoning Advantage:** Zoned for General Industrial use, this property provides a versatile space suitable for a range of industrial and commercial endeavors.



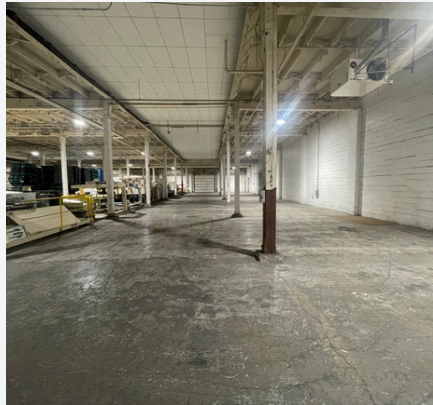
# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$494,740	\$523,148	\$535,807	\$544,726	\$553,913	\$563,375
TAX & INS; MANGEMENT FEE	\$82,581	\$84,233	\$85,918	\$87,636	\$89,389	\$91,177
EFFECTIVE GROSS REVENUE	\$577,322	\$607,381	\$621,725	\$632,362	\$643,302	\$654,552
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$64,369	\$65,656	\$66,969	\$68,309	\$69,675	\$71,068
INSURANCE	\$18,213	\$18,577	\$18,948	\$19,327	\$19,714	\$20,108
TOTAL OPERATING EXPENSES	\$82,581	\$84,233	\$85,918	\$87,636	\$89,389	\$91,177
NET OPERATING INCOME	\$494,740	\$523,148	\$535,807	\$544,726	\$553,913	\$563,375

# RENT ROLL

## 705 CORPORATION PARK RD. RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Shipmates/Printmates Holding Corp.	60,000	\$249,136	\$4.15	05/01/2023	04/30/2027
Space 2	Rochester Computer Recycling & Recovery	31,500	\$129,000	\$4.10	03/01/2024	02/28/2029
Space 3	Fedrigoni Special Papers NA	18,000	\$85,500	\$4.75	03/26/2024	03/31/2027
Space 4	Reliable Warehouse LLC	8,200	\$31,642	\$3.86	08/01/2025	07/31/2027
TOTAL		117,700	\$495,278			



# TENANT SUMMARY

## Shipmates/Printmates Holding Corp. (Velocity Print Solutions)



Velocity Print Solutions, a part of Shipmates/Printmates Holding Corp., offers high-quality print, marketing, and fulfillment services. Specializing in printing, direct mail, and digital solutions, they deliver efficient, customizable, and cost-effective services for various industries.

### LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	05/01/2023
Lease Expiration	04/30/2027
Base Term Remaining	2 Years
Options	Two (2) 1-Year option to extend
Rental Increase	Step-Up

## Rochester Computer Recycling & Recovery, LLC

# E WASTE

Rochester Computer Recycling & Recovery, LLC specializes in environmentally responsible e-waste recycling and IT asset recovery. The company provides secure data destruction, refurbishing, and recycling services for businesses and individuals, ensuring compliance with environmental regulations. Known for its sustainable practices, the company helps clients dispose of outdated electronics while minimizing environmental impact.

### LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	03/01/2024
Lease Expiration	02/28/2029
Base Term Remaining	5 years
Options	One (1) 1-year option to extend
Rental Increase	Step-up



# TENANT SUMMARY

## Fedrigoni Special papers North America

## FEDRIGONI SPECIAL PAPERS

Fedrigoni Special Paper North America is a top supplier of premium, sustainable specialty papers for packaging, labels, and printing. Known for innovation and quality, the company provides eco-friendly, customizable solutions, serving a wide range of industries with reliable, cutting-edge products.

### LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	03/26/2024
Lease Expiration	03/31/2027
Base Term Remaining	3 years
Options	One (1) 3-year option to extend
Rental Increase	None

## Reliable Warehouse LLC

### LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	08/01/2025
Lease Expiration	07/31/2027
Base Term Remaining	1 year
Rental Increase	3% annual increase

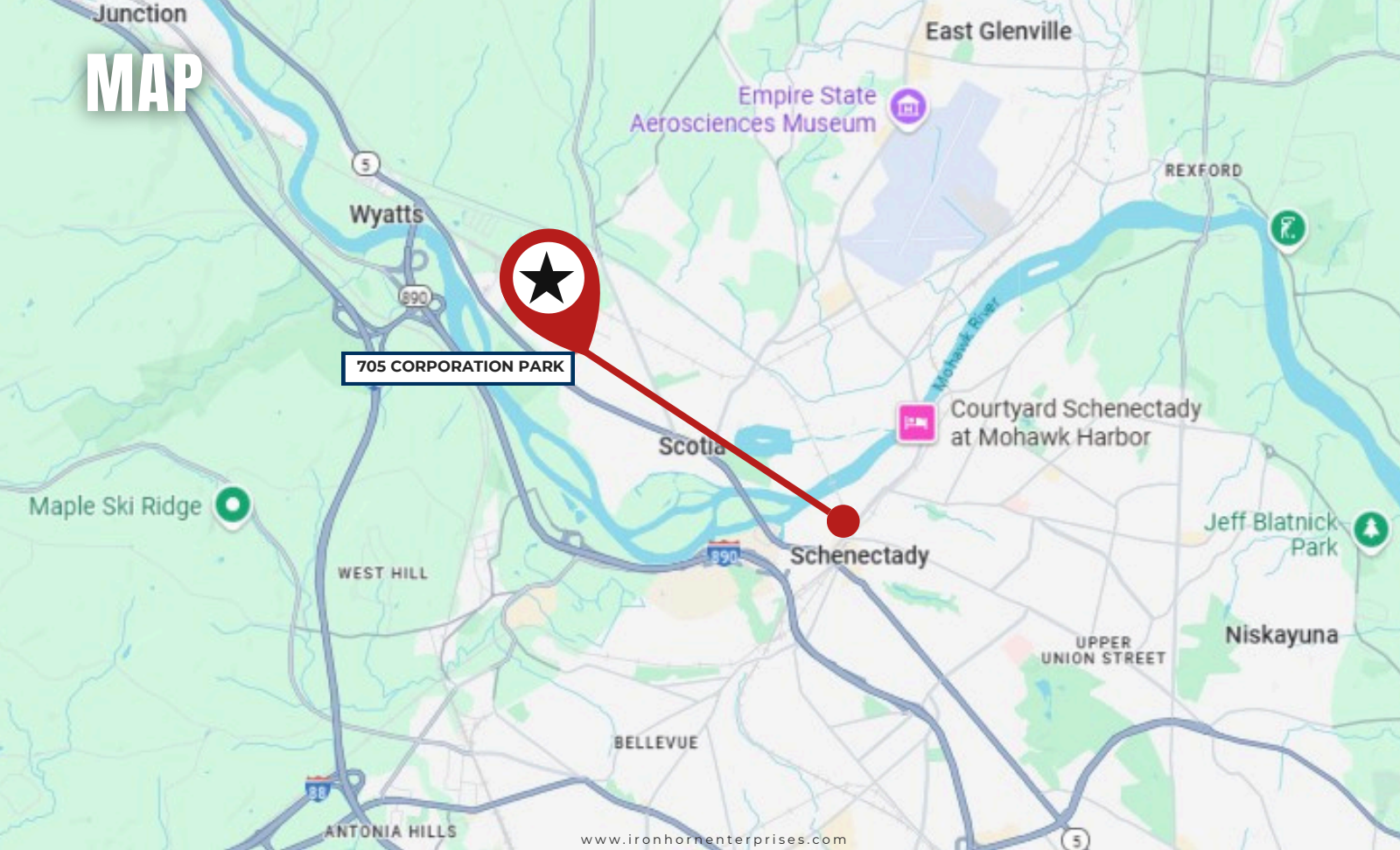
# ABOUT SCHENECTADY, NY

Located in the Albany Market with easy access to major Highway artery. Strategically located 30 minutes from Albany International Airport, and less than 2 Miles off of I890 and I-90 Your chance to expand your property portfolio into Albany Market which has seen a surge in demand in recent years. Configurable outdoor space for Parking and Fleet Vehicles gives growth options to multiple of your medium to long-term tenants

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	5,606	39,193	129,429
<b>2024 POPULATION</b>	5,369	37,101	122,894
<b>2020 CENSUS</b>	5,480	35,537	119,741
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	2,438	17,316	53,648
<b>2024 HOUSEHOLDS</b>	2,330	16,367	50,795
<b>2020 CENSUS</b>	2,396	15,889	49,763
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	85,487	77,987	83,386



# MAP

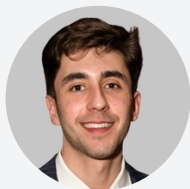


705 CORPORATION PARK

# 705 CORPORATION PARK | SCHENECTADY, NY 13202


OFFERING MEMORANDUM


## EXCLUSIVELY LISTED BY



**Brian Rowe**

Dispositions Officer

 (315) 744-4063

 [brian@ironhornenterprises.com](mailto:brian@ironhornenterprises.com)





**Ryan Jenkins**


VP of Dispositions



**IronHorn Enterprises**

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057

## CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.