6700 MARTIN ST
ROME, NY 13440

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*

Brian Rowe
Dispositions Officer
(315) 744-4063
brian@ironhornenterprises.com

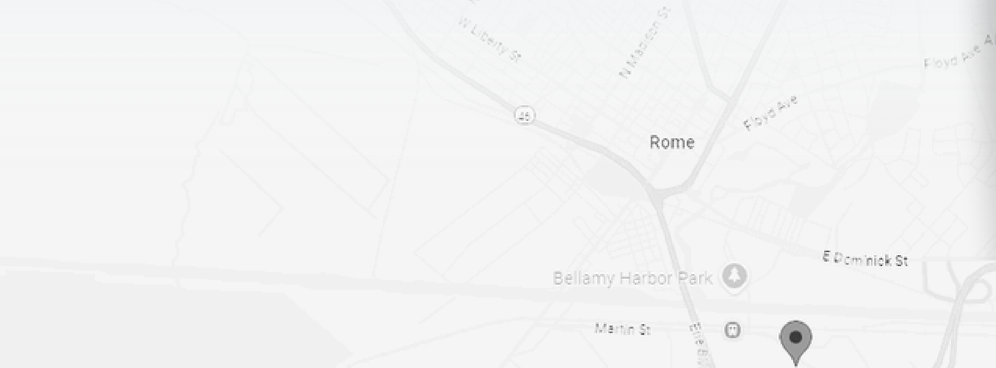
Ryan Jenkins
VP of Dispositions

IronHorn Enterprises
315-214-8406
www.ironhornenterprises.com
5912 N Burdick St,
East Syracuse, NY 13057

TABLE OF CONTENTS

EXECUTIVE SUMMARY

6700 Martin Street in Rome presents a fully leased, single-story commercial investment offering immediate and stable cash flow. The 9,800-square-foot property on three parcels totaling 3.56 acres. Originally built in 1993 and substantially renovated in 2022, the asset features eight drive-in doors and 20-foot clear heights, providing strong functionality for industrial or service-oriented users. Strategically located just minutes from Route 825 and Route 69, with convenient access to the Griffiss Business & Technology Park and downtown Rome, the property benefits from excellent regional connectivity within the growing Mohawk Valley industrial corridor.



THE OFFERING

Building SF	9,800 SF
Year Built/Reno	1993/2022
Lot Size (Acres)	3.56
Clear Height	20'
Drive Ins	8
Parcel IDs	258.002-2-26.2 258.002-2-25 258.002-2-24

INVESTMENT HIGHLIGHTS

Prime Location & Accessibility: Located in Rome’s established commercial corridor with direct access to NY-49 and close proximity to Griffiss Business & Technology Park, providing convenient connectivity to regional employers, transportation routes, and Central New York markets.

Expansive Space: The property totals 9,800 SF situated on 3.56 acres across three parcels, offering ample land coverage and operational flexibility.

Strategic Features: Fully leased and income-producing, this turnkey asset was built in 1993 and significantly renovated in 2022, positioning it as a low-maintenance investment.

Industrial Infrastructure: The site is equipped with eight drive-in doors and a clear height of 20'

Zoning Advantage: The property allows for a wide range of commercial and light industrial uses, enhancing long-term adaptability and tenant appeal.

FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	$231,639	$235,113	$242,166	$249,431	$256,914	$264,622
TAX & INS	$7,481	$7631	$7,784	$7,939	$8,098	$8,260
EFFECTIVE GROSS REVENUE	$239,120	$242,744	$249,950	$257,371	$265,013	$272,882
OPERATING EXPENSES						
PROPERTY TAX	$4,051	$4,132	$4,215	$4,299	$4,385	$4,473
INSURANCE	$3,430	$3,499	$3,569	$3,640	$3,713	$3,787
TOTAL OPERATING EXPENSES	$7,481	$7,631	$7,784	$7,939	$8,098	$8,260
NET OPERATING INCOME	$231,639	$235,113	$242,166	$249,431	$256,914	$264,622

RENT ROLL

6700 MARTIN ST. RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	First Student	9,800	$231,639	$23.64	7/1/2021	7/31/2031
	TOTAL	9,800	$231,639			


TENANT SUMMARY

First Student, Inc.

First Student, Inc. is a leading North American student transportation provider, serving thousands of school districts with safe, reliable home-to-school and specialty bus services. With a large fleet and decades of experience, First Student moves millions of students annually and is widely regarded for its safety-focused operations and service continuity.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	07/01/2021
Lease Expiration	07/31/2031
Base Term Remaining	5 years
Options	Extension Term
Rental Increase	+3% Annually

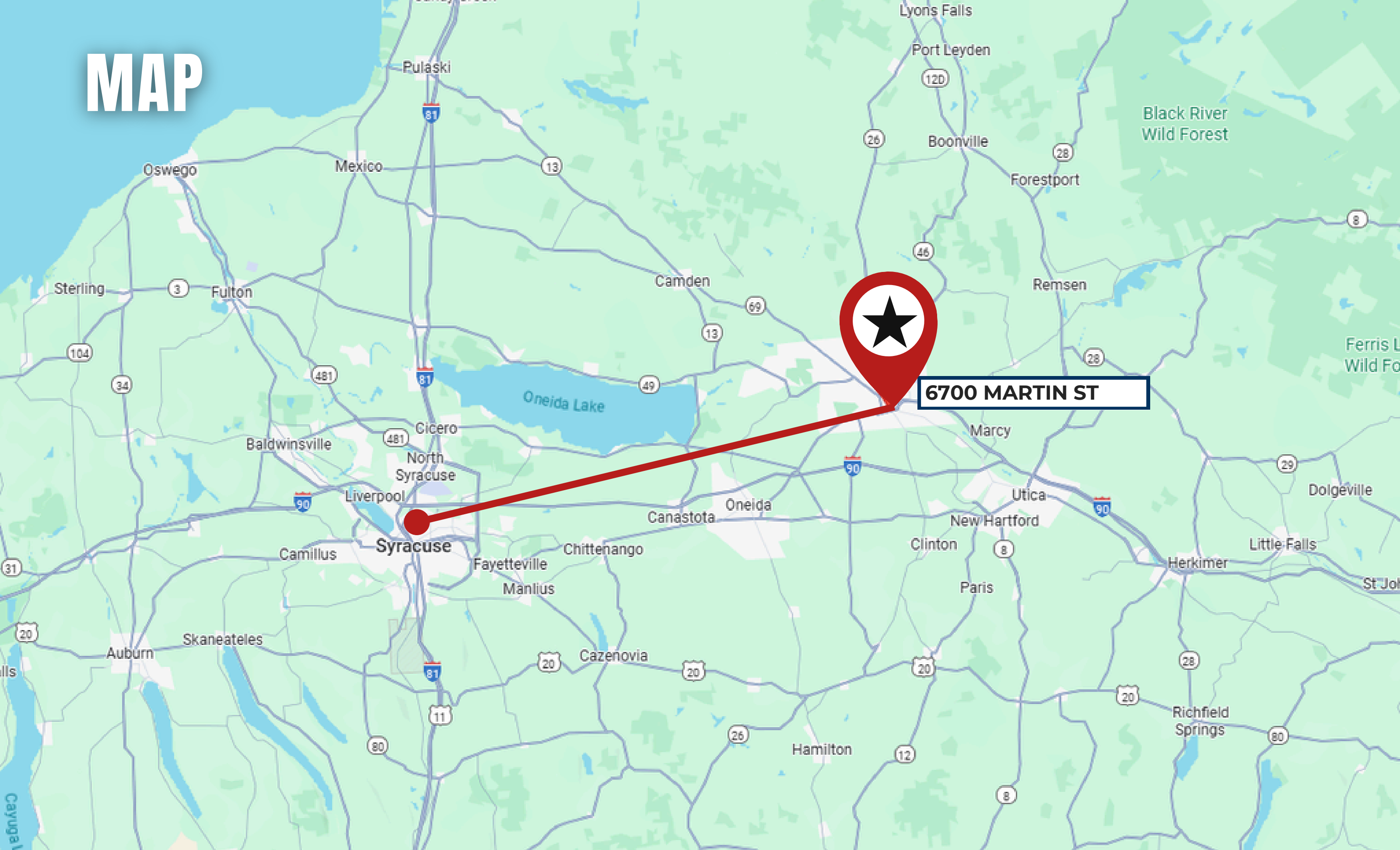
ABOUT ROME, NY

Rome is a strong location for commercial and industrial real estate due to its central position in Upstate New York and excellent regional connectivity. Situated between Syracuse (approximately 35–40 minutes west) and Utica (about 20 minutes east), Rome provides efficient access to major labor pools and regional markets.

The city benefits from direct access to NY Route 49, which connects quickly to Interstate 90, one of the Northeast's primary east–west transportation corridors linking Albany, Syracuse, Rochester, and Buffalo. This connectivity, combined with available industrial land, established infrastructure, and proximity to major distribution routes, makes Rome a cost-effective and strategically positioned hub for warehousing, logistics, manufacturing, and outdoor storage users.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,134	26,797	34,664
2024 POPULATION	1,948	27,177	35,109
2029 PROJECTION	1,886	26,900	34,747
HOUSEHOLD	**1-MILE**	**3-MILE**	**5-MILE**
2020 CENSUS	910	11,363	14,372
2024 HOUSEHOLDS	822	11,483	14,533
2029 PROJECTION	794	11,343	14,357
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
AVG HOUSEHOLD INCOME	$ 65,632	$ 61,563	$ 68,202

MAP

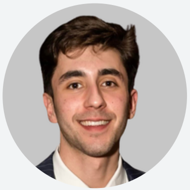


6700 MARTIN ST
Lyons Falls
Port Leyden
Pulaski
Boonville
Forestport
Black River
Wild Forest
Oswego
Mexico
Camden
Remsen
Sterling
Fulton
Oneida Lake
Marcy
Cicero
Baldwinsville
North
Syracuse
Liverpool
Syracuse
Oneida
Canastota
Utica
New Hartford
Dolgeville
Camillus
Chittenango
Fayetteville
Manlius
Clinton
Paris
Herkimer
Little Falls
Skaneateles
Auburn
Cazenovia
Hamilton
Richfield
Springs

6700 MARTIN ST | ROME, NY 13440

OFFERING MEMORANDUM

EXCLUSIVELY *LISTED BY*



Brian Rowe

Dispositions Officer

(315) 744-4063

brian@ironhornenterprises.com

Ryan Jenkins

VP of Dispositions

IronHorn Enterprises

315-214-8406

www.ironhornenterprises.com

5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER