



**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

PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Rome, NY
Demographics
Map

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.



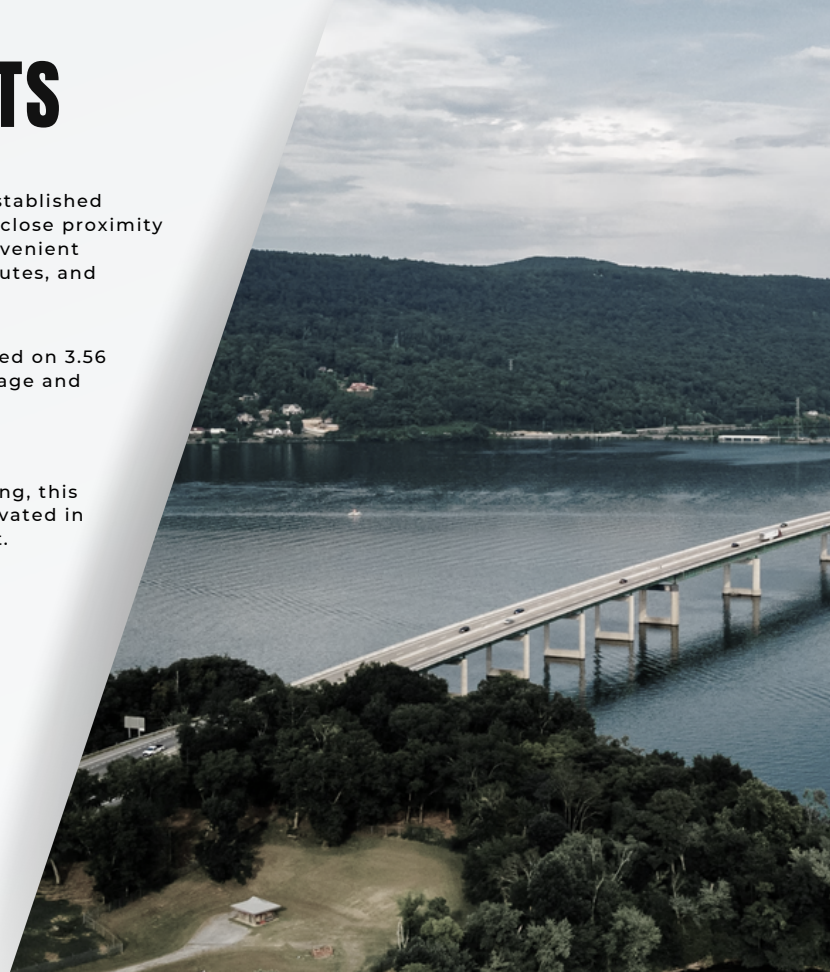
Strategic Features: Fully leased and income-producing, this turnkey asset was built in 1993 and significantly renovated in 2022, positioning it as a low-maintenance investment.



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	\$239,733	\$243,329	\$250,629	\$258,148	\$265,893	\$273,869
TAX & INS	\$25,770	\$26,286	\$26,811	\$27,348	\$27,895	\$28,453
EFFECTIVE GROSS REVENUE	\$265,503	\$269,615	\$277,440	\$285,496	\$293,788	\$302,322
OPERATING EXPENSES						
PROPERTY TAX	\$21,251	\$21,677	\$22,110	\$22,553	\$23,004	\$23,464
INSURANCE	\$4,519	\$4,609	\$4,701	\$4,795	\$4,891	\$4,989
TOTAL OPERATING EXPENSES	\$25,770	\$26,286	\$26,811	\$27,348	\$27,895	\$28,453
NET OPERATING INCOME	\$239,733	\$243,329	\$250,629	\$258,148	\$265,893	\$273,869

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	\$239,733	\$24.46/sqft	7/1/2021	7/31/2031
TOTAL		9,800	\$239,733			



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

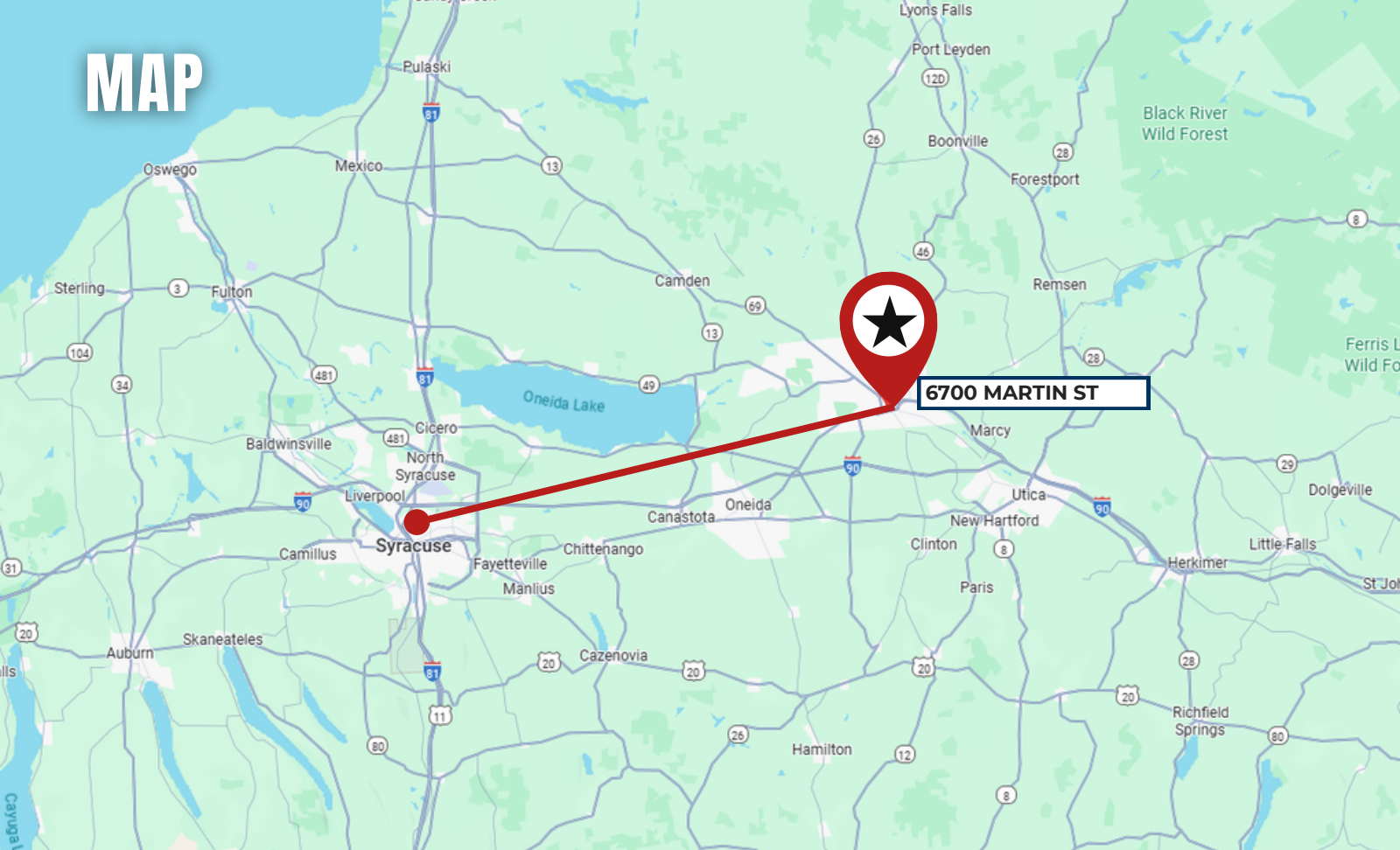
ABOUT ROME, NY

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

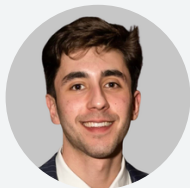
MAP



6700 MARTIN ST | 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

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.