



606 7TH ST SCHENECTADY, NY 12302

INDUSTRIAL PROPERTY
INVESTMENT/OWNER USER


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

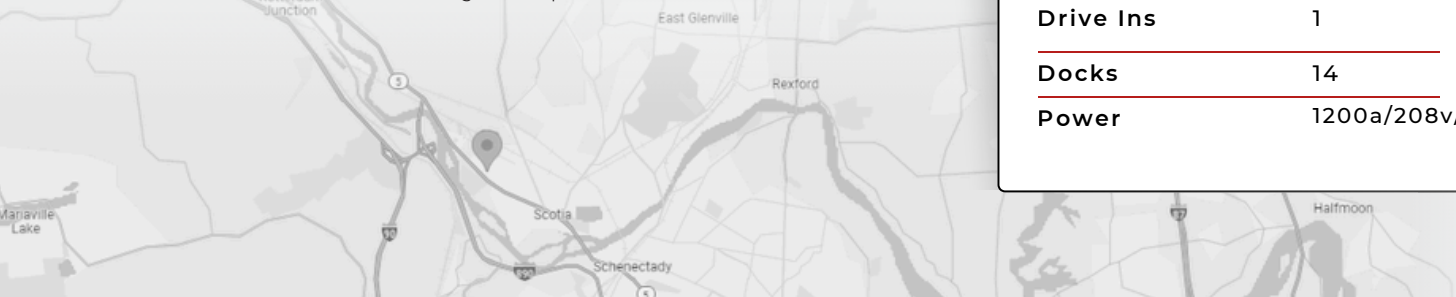
About Schenectady, NY
Demographics
Map

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Located at 606 7th Street in Schenectady, this recently renovated industrial property presents a flexible investment and owner-user opportunity with meaningful scale and infrastructure. The asset totals 126,000 SF on 7.02 acres, was originally built in 1943 and renovated in 2024, and features 18'-24' clear heights, 14 dock-high doors, and 1 drive-in door. Approximately 10% office space, 110 on-site parking spaces, and 1,200A, 208V, 3-phase power support a wide range of industrial operations, while the partially leased configuration allows for both immediate income and future user occupancy.

The property is strategically located minutes from I-890 with direct access to the NYS Thruway (I-90), providing efficient connectivity to Albany (±20 miles) and the broader Capital Region. Situated within Schenectady's established industrial corridor near downtown and major employment centers, 606 7th Street offers strong logistics access, labor availability, and long-term flexibility for investors or owner-users seeking a well-positioned industrial asset.



THE OFFERING

Building SF	126,000 SF
Year Built/Reno	1943/2024
Lot Size (Acres)	7.02
Parcel ID	29.-3-16.72
Clear Height	18'-24'
Drive Ins	1
Docks	14
Power	1200a/208v/3p

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned minutes from I-890 with immediate access to the NYS Thruway (I-90), providing efficient connectivity to Albany (± 20 miles), the greater Capital Region, and key Upstate New York logistics corridors.



Expansive Space: A large-scale 126,000 SF facility situated on 7.02 acres, offering ample building footprint, on-site circulation, and 110 parking spaces, with partial vacancy creating owner-user and value-add upside.



Strategic Features: Functional clear heights of 18'–24', 14 dock-high doors, 1 drive-in door, and a balanced 10% office buildout support a broad range of industrial and operational layouts.



Industrial Infrastructure: Robust 1,200-amp, 208V, 3-phase power combined with a 2024 renovation enhances reliability, reduces near-term capital expenditure, and positions the asset for modern industrial demand.



Zoning Advantage: Located within an established industrial zoning district that supports a wide range of manufacturing, warehousing, and distribution uses, offering long-term flexibility and repositioning potential.



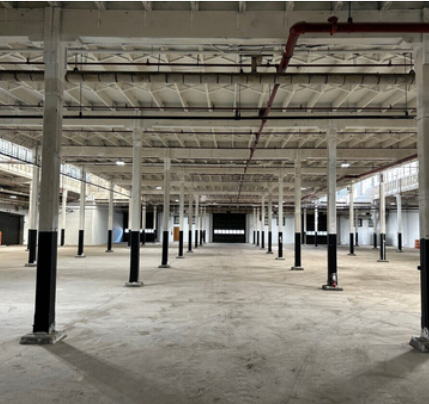
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$821,533	\$844,034	\$869,355	\$895,436	\$922,299	\$949,968
TAX & INS; MANGEMENT FEE	\$80,967	\$82,586	\$84,238	\$85,923	\$87,641	\$89,394
EFFECTIVE GROSS REVENUE	\$902,500	\$926,620	\$953,593	\$981,358	\$1,009,940	\$1,039,362
OPERATING EXPENSES						
PROPERTY TAX	\$35,296	\$36,002	\$36,722	\$37,456	\$38,206	\$38,970
INSURANCE	\$45,671	\$46,584	\$47,516	\$48,466	\$49,436	\$50,424
TOTAL OPERATING EXPENSES	\$80,967	\$82,586	\$84,238	\$85,923	\$87,641	\$89,394
NET OPERATING INCOME	\$821,533	\$844,034	\$869,355	\$895,436	\$922,299	\$949,968

RENT ROLL

606 7TH ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Utility Partners of America	60,000	\$392,533	\$6.54	01/01/2024	12/31/2026
Space 2	Adirondack Beverages Corp	66,000	\$429,000	\$6.50	03/01/2026	12/31/2030
TOTAL		126,000	\$821,532			



TENANT SUMMARY

Utility Partners of America

Utility Partners of America (UPA) is a national provider of outsourced services to electric, gas, and water utilities. The company specializes in meter reading, customer service field support, revenue protection, and utility-related operations, helping municipalities and private utilities improve efficiency, accuracy, and customer satisfaction through scalable, technology-driven solutions.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	01/01/2024
Lease Expiration	12/31/2026
Base Term Remaining	1 Year
Options	none
Rental Increase	+3% Annually



Adirondack Beverages Corp.

Adirondack Beverages Corp. is a New York-based beverage manufacturer and distributor known for its wide range of carbonated soft drinks, flavored sodas, sparkling waters, and drink mixers. Headquartered in the Capital Region, the company supplies retailers, restaurants, and distributors across the Northeast, offering high-quality, competitively priced beverages with strong regional brand recognition.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	03/01/2026
Lease Expiration	12/31/2030
Base Term Remaining	5 years
Rental Increase	+3% Annually
Tenant Lease Rights	ROFR

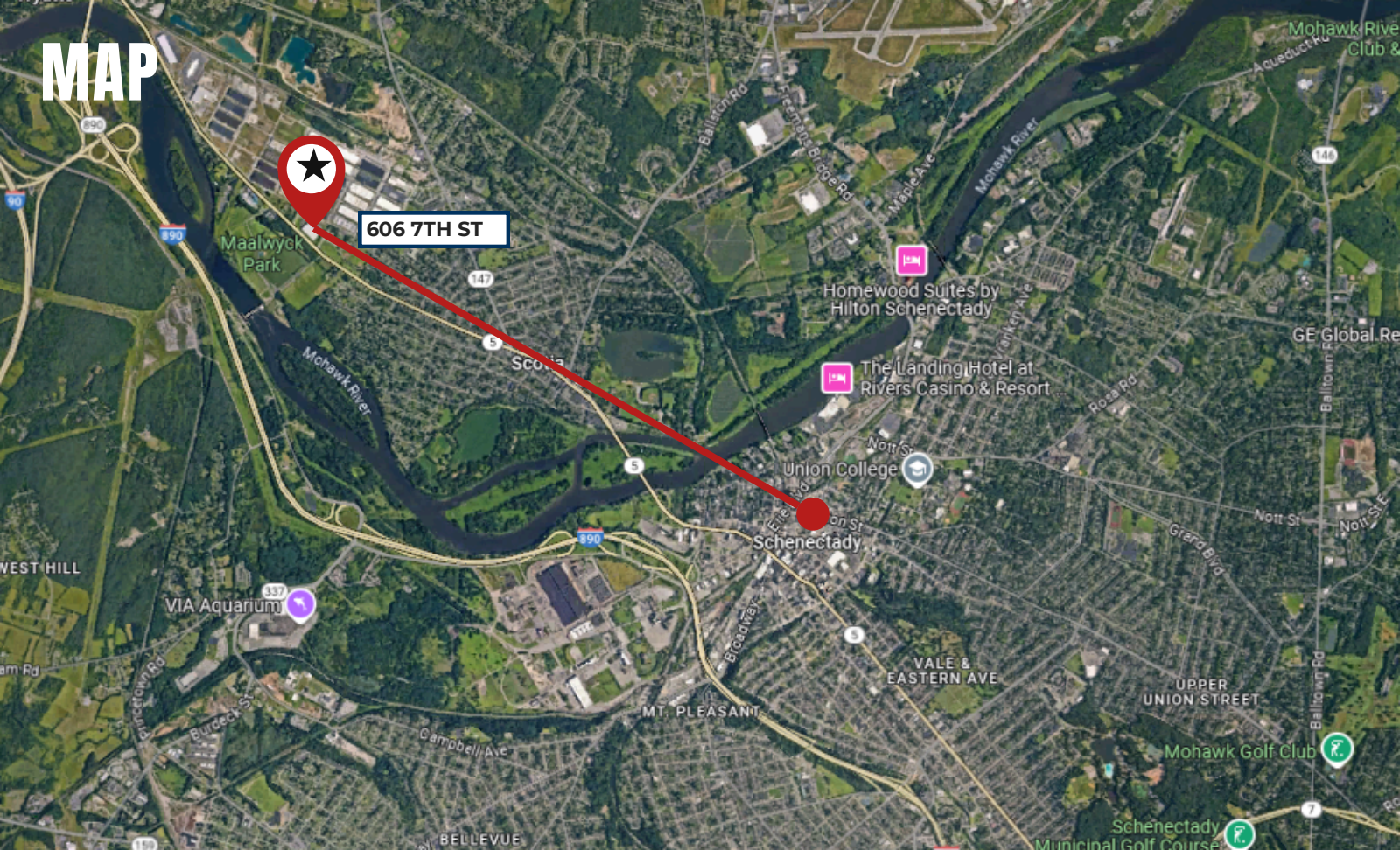


ABOUT SCHENECTADY, NY

Schenectady is a well-established industrial market within New York's Capital Region, offering tenants a strategic blend of infrastructure, workforce access, and cost efficiency. The city benefits from direct connectivity to I-890 and the NYS Thruway (I-90), supporting efficient regional distribution and easy access to major Upstate and Northeast markets. With a long manufacturing legacy and a diversified employment base, Schenectady continues to attract industrial, logistics, and light-manufacturing users. Located approximately 15–20 miles from Albany

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	4,094	31,435	117,113
2024 POPULATION	4,055	33,138	120,105
2029 PROJECTION	4,243	35,065	126,476
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,771	14,135	48,695
2024 HOUSEHOLDS	1,743	14,690	49,668
2029 PROJECTION	1,829	15,566	52,451
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$86,653	\$81,149	\$82,573

MAP



606 7TH ST

Homewood Suites by Hilton Schenectady

The Landing Hotel at Rivers Casino & Resort

Union College

Schenectady

VALE & EASTERN AVE

UPPER UNION STREET

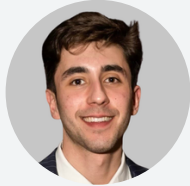
Mohawk Golf Club

Schenectady Municipal Golf Course

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