



8 GLENS FALLS TECH PARK GLENS FALLS, NY 12801

INDUSTRIAL PROPERTY
OWNER USER




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
Floor Plan

FINANCIAL OVERVIEW

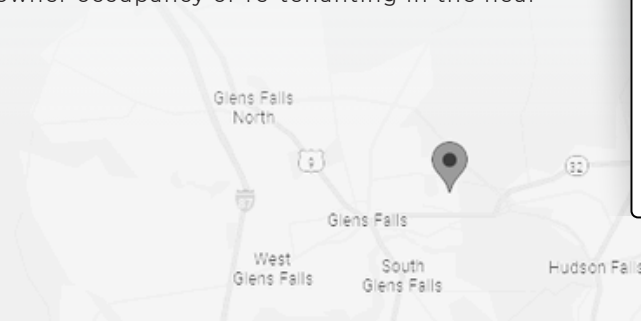
Operating Expenses

LOCATION OVERVIEW

Photos
About Glens Falls, NY
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Map

EXECUTIVE SUMMARY

This 20,279-square-foot industrial property presents a compelling owner-user opportunity, with an existing tenant whose lease is approaching expiration. Originally built in 1980 and extensively renovated in 2012 to support medical product manufacturing, the building features a high-quality interior buildout including manufacturing areas, laboratories, office space, and support rooms. With 24-foot clear heights in the industrial and shipping areas, the facility is well suited for advanced manufacturing, life sciences, or logistics operations. Two truck-height loading docks with automatic levelers further enhance functionality. Purpose-built for compliance-driven uses, the property offers immediate operational capability with the flexibility for owner occupancy or re-tenanting in the near term.



THE OFFERING

| | |
|-----------------------------|------------|
| Building SF | 20,279 SF |
| Year Built/Renovated | 1980/2012 |
| Lot Size (Acres) | 5.01 |
| Parcel ID | 303.14-5-5 |
| Zoning Type | LI |
| Clear Height | 24' |
| Docks | 2 |

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned to support efficient logistics and distribution, with truck-height loading and circulation designed for industrial operations.



Expansive Space: The 20,279 SF building offers a functional single-story layout with 24' clear heights in manufacturing and shipping areas, providing flexibility for advanced production and logistics.



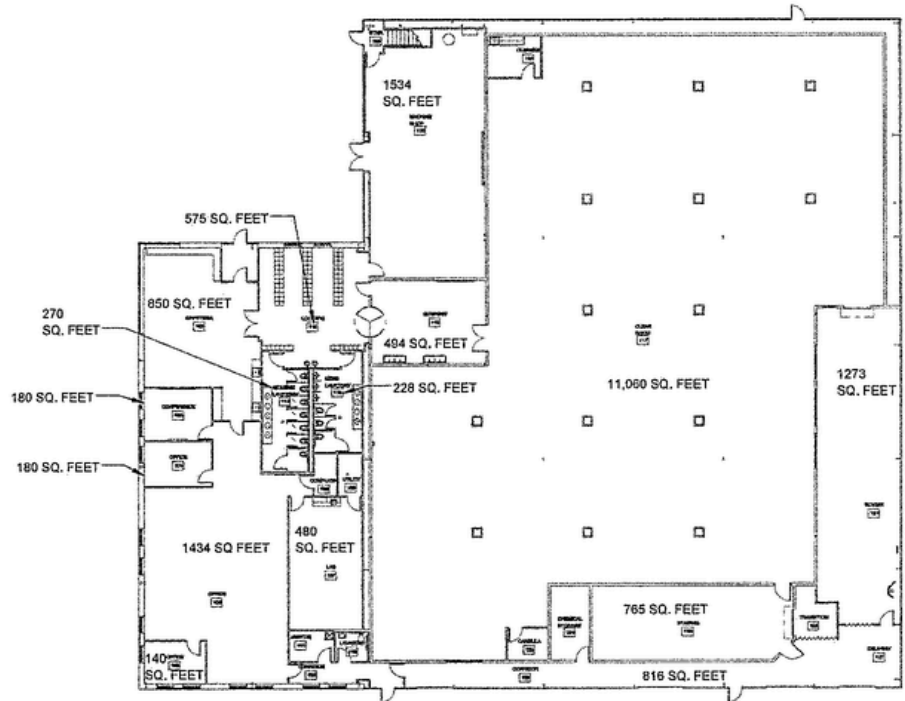
Industrial Infrastructure: Equipped with two truck-height docks with automatic levelers, high-quality manufacturing, laboratory, office, and support spaces tailored to modern industrial and life sciences users.



Zoning Advantage: Purpose-built for manufacturing and compliance-driven industrial uses, the facility supports specialized life sciences and medical product operations.



FLOOR PLAN



OPERATING EXPENSES

| | In Place | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---------------------------------|----------|----------|----------|-----------|----------|----------|
| OPERATING EXPENSES | | | | | | |
| PROPERTY TAX | \$44,897 | \$45,795 | \$46,711 | \$47,645 | \$48,598 | \$49,570 |
| INSURANCE | \$8,050 | \$8,211 | \$8,375 | \$8,543 | \$8,714 | \$8,888 |
| TOTAL OPERATING EXPENSES | \$52,947 | \$54,006 | \$55,086 | -\$56,188 | \$57,311 | \$58,458 |

PHOTOS



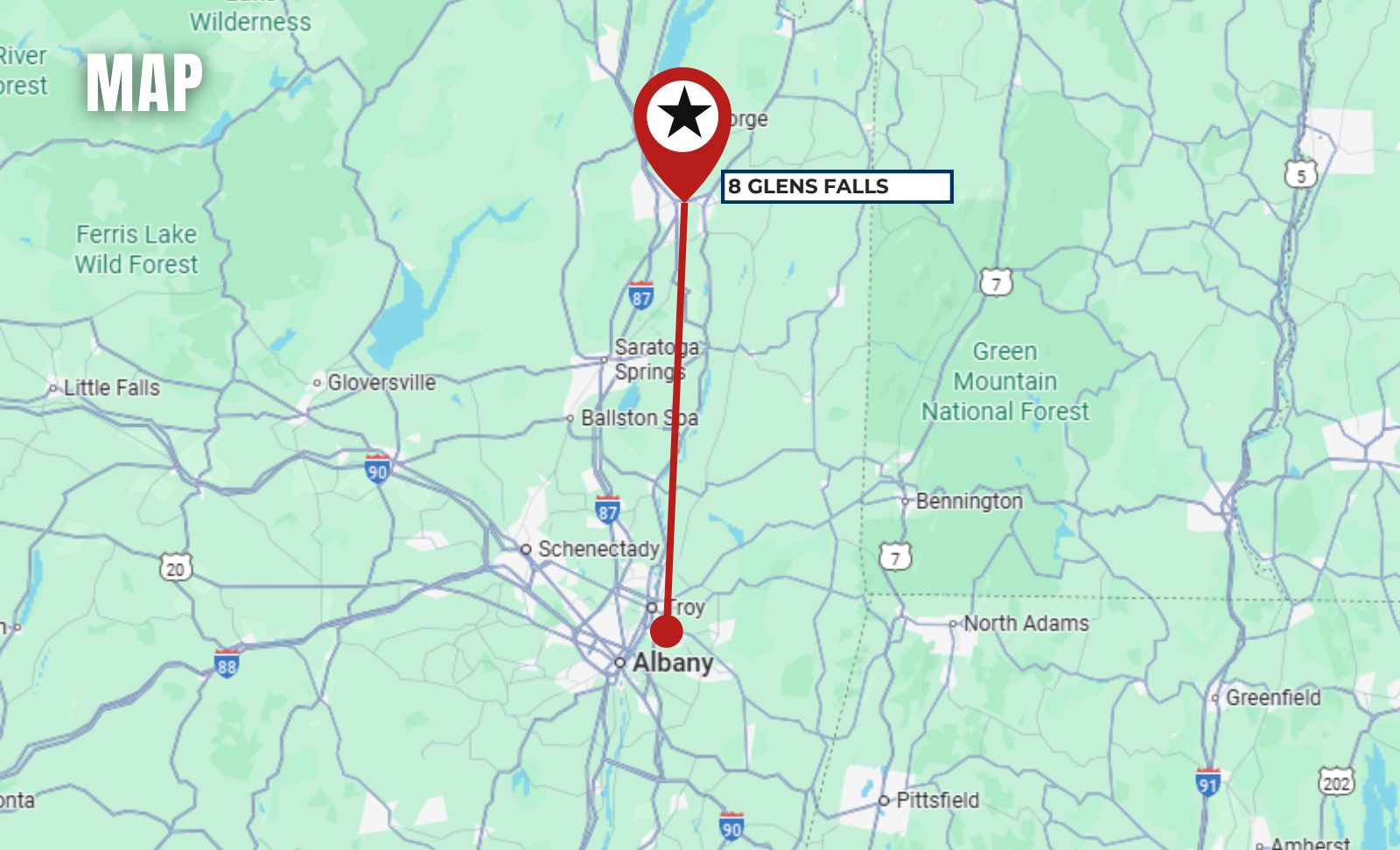
ABOUT GLENS FALLS

Glens Falls, NY offers a compelling industrial and commercial real estate environment driven by affordability, access, and regional connectivity. Located just 65–70 miles north of Albany via I-87, Glens Falls benefits from proximity to the Capital Region’s workforce, suppliers, and transportation networks—while maintaining lower operating and occupancy costs.

The area supports a mix of manufacturing, flex, warehouse, and service-oriented industrial uses, with strong appeal for specialized and compliance-driven tenants. Access to regional highways, supportive economic development programs, and a stable local employment base make Glens Falls an attractive option for users and investors seeking reliable performance within Upstate New York’s broader industrial corridor.

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|---------------|---------------|---------------|
| 2020 CENSUS | 3,590 | 41,884 | 68,285 |
| 2025 POPULATION | 3,433 | 39,840 | 65,603 |
| 2030 PROJECTION | 3,384 | 39,503 | 65,167 |
| HOUSEHOLD | 1-MILE | 3-MILE | 5-MILE |
| 2020 CENSUS | 1,689 | 18,619 | 29,659 |
| 2025 HOUSEHOLDS | 1,620 | 17,699 | 28,500 |
| 2030 PROJECTION | 1,598 | 17,540 | 28,300 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| AVG HOUSEHOLD INCOME | \$ 76,163 | \$ 77,969 | \$ 85,834 |

MAP



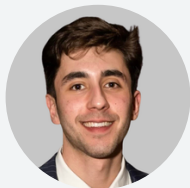
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