



8 GLENS FALLS TECH PARK GLENS FALLS, NY 12801

INDUSTRIAL PROPERTY
OWNER USER




OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,
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PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

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LOCATION OVERVIEW

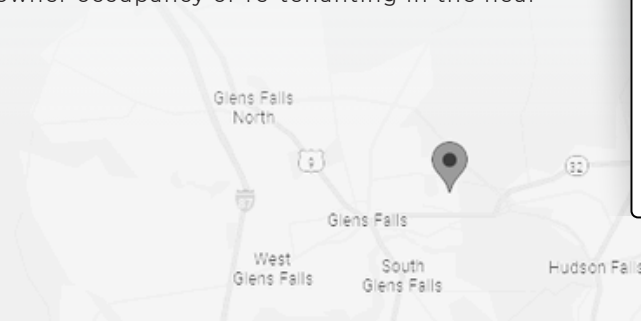
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EXECUTIVE SUMMARY

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.



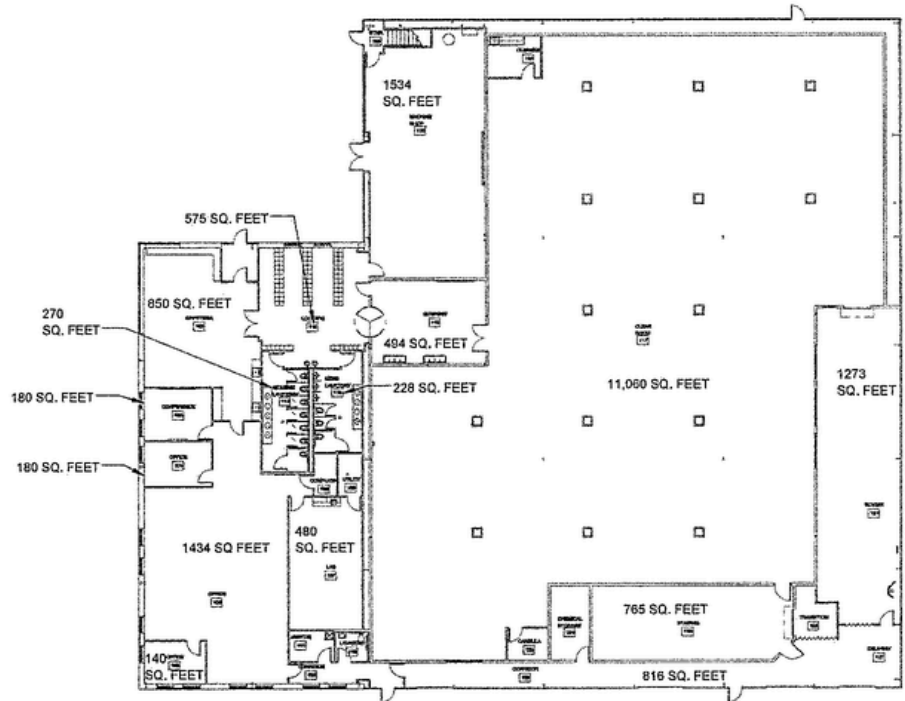
Industrial Infrastructure: Equipped with two truck-height docks with automatic levelers, high-quality manufacturing, laboratory, office, and support spaces tailored to modern industrial and life sciences users.



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



FLOOR PLAN



FINANCIAL SUMMARY

	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
NET OPERATING INCOME	-\$52,947	-\$54,006	-\$55,086	-\$56,188	-\$57,311	-\$58,458

PHOTOS



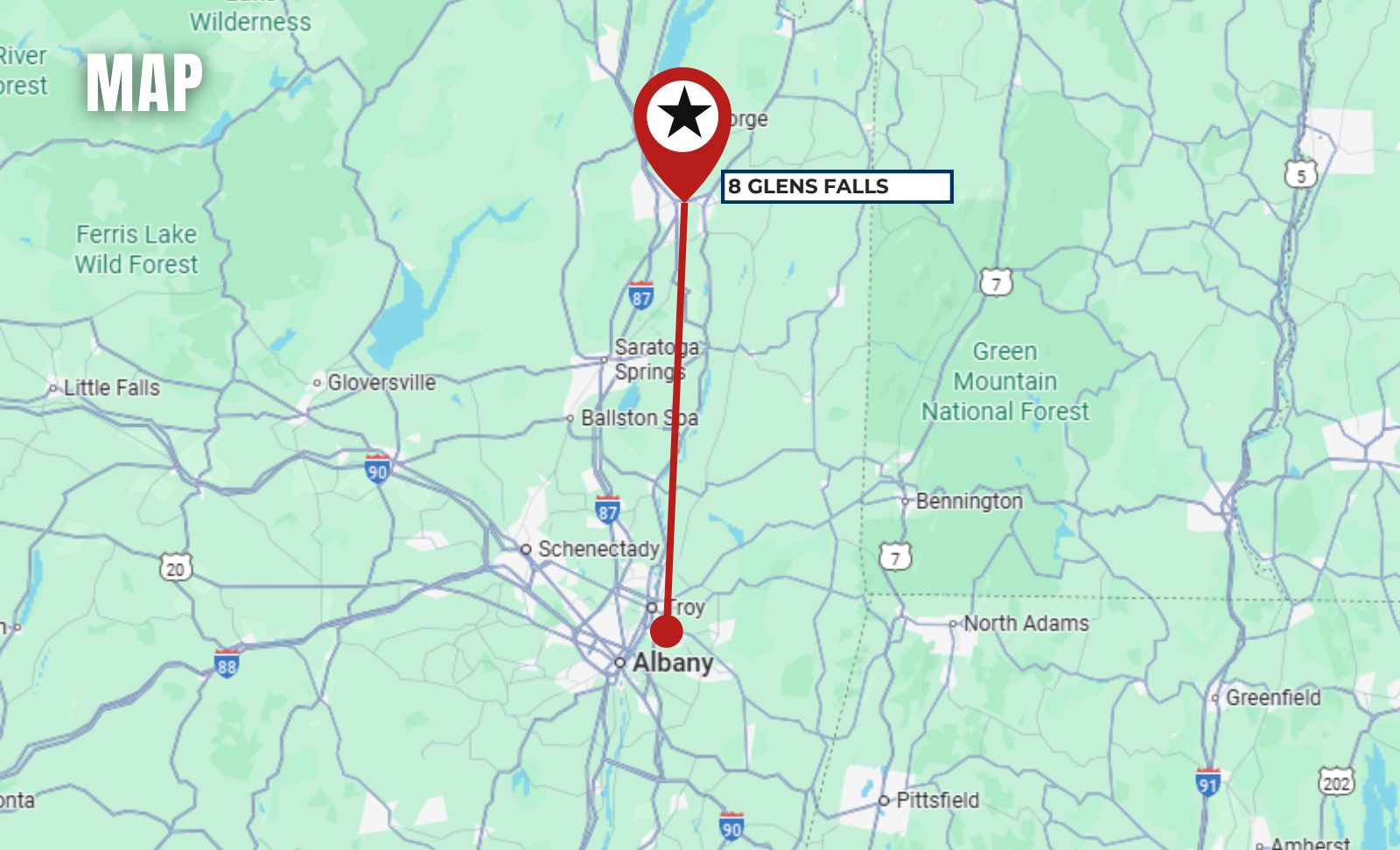
ABOUT GLENS FALLS

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



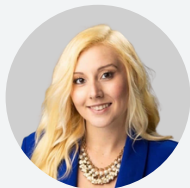
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