



603 QUEENSBURY AVE QUEENSBURY, NY 12804

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer



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VP of Dispositions



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5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

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EXECUTIVE SUMMARY

603 Queensbury Avenue is a light industrial fully leased property totaling 120,000 square feet across five parcels on 16.65 acres within the established Queensbury industrial corridor. The building features 25' clear height, nine (9) dock-high doors, and heavy power. Over half of the building is dedicated to office space, offering a differentiated industrial-office mix that supports complex operations.

The property is strategically located just minutes from I-87 (Adirondack Northway), providing direct connectivity to Albany (±45 miles south), Montreal, and the greater Capital Region, reinforcing its position as a durable Upstate New York industrial investment.



THE OFFERING

Building SF	120,000 SF
Year Built/Reno	1980/2020
Lot Size (Acres)	16.65
Zoning Type	LI
Clear Height	25'
Docks	9
Parcel IDs	297.8-1-10 297.8-1-14.1 297.8-1-27.2 297.8-1-14.2 297.8-1-15

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically located in Queensbury, just minutes from I-87 (Adirondack Northway), offering direct north-south connectivity to the Capital Region, Albany, and cross-border markets.



Expansive Space: A large-scale offering totaling 120,000 SF across 16.65 acres and five parcels, providing rare scale and land coverage within an established industrial corridor.



Strategic Features: Balanced industrial and office configuration with over 50% office buildout, ideal for operations requiring significant administrative, engineering, or technical support functions.



Industrial Infrastructure: Functional warehouse features including 25' clear height, nine (9) dock-high doors, and heavy power, supporting efficient industrial operations and long-term usability.



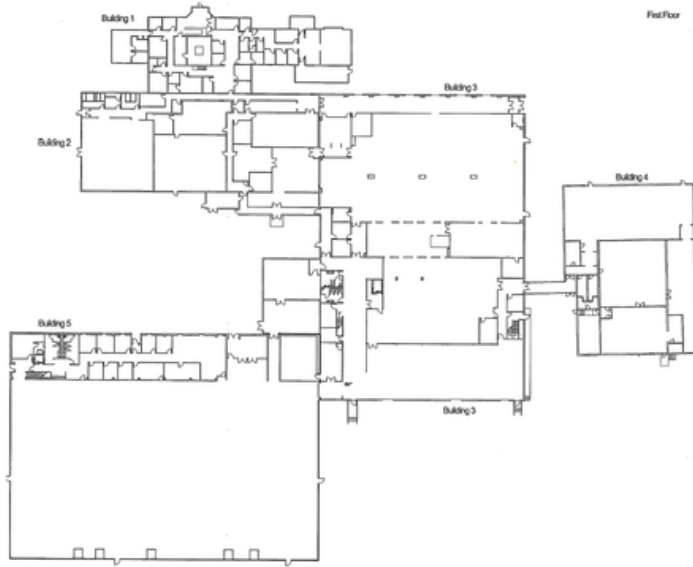
Zoning Advantage: Light Industrial zoning supports a wide range of manufacturing, distribution, and industrial uses, providing long-term versatility and downside protection.



FLOOR PLAN

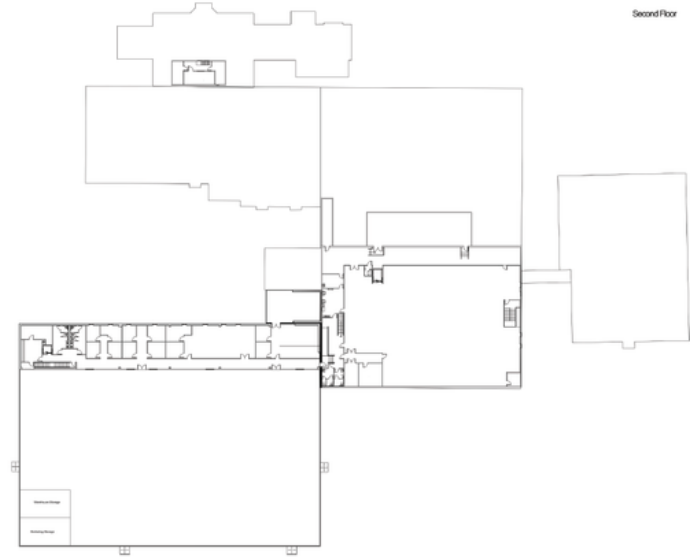
FIRST FLOOR

First Floor



SECOND FLOOR

Second Floor



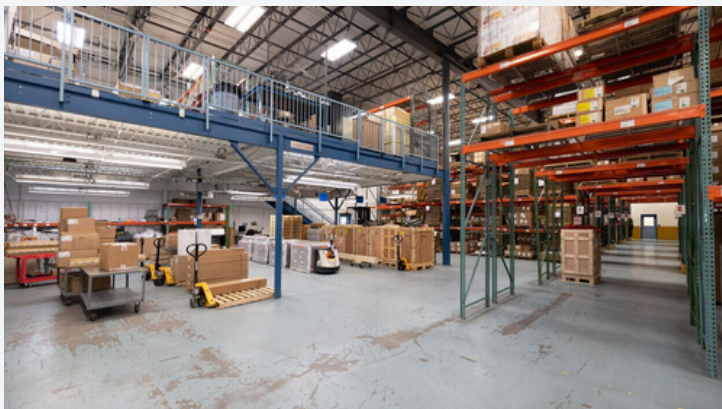
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000
TAX & INS	\$84,000	\$85,680	\$87,394	\$89,141	\$90,924	\$92,743
EFFECTIVE GROSS REVENUE	\$744,000	\$745,680	\$747,394	\$749,141	\$750,924	\$752,743
OPERATING EXPENSES						
PROPERTY TAX	\$54,000	\$55,080	\$56,182	\$57,305	\$58,451	\$59,620
INSURANCE	\$30,000	\$30,600	\$31,212	\$31,836	\$32,473	\$33,122
TOTAL OPERATING EXPENSES	\$84,000	\$85,680	\$87,394	\$89,141	\$90,924	\$92,743
NET OPERATING INCOME	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000

RENT ROLL

603 QUEENSBURY AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Angiodynamics, Inc.	120,000	\$660,000	\$5.50	12/24/2024	12/31/2031
TOTAL		120,000	\$660,000			



TENANT SUMMARY

Angiodynamics Inc.

Established in 1988, as a division of E-Z-EM, AngioDynamics is a company with a rich history that's defined by its innovation and growth as a committed medical community partner with a focus on developing high-quality medical devices that improve patient outcomes.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	12/24/2024
Lease Expiration	12/31/2031
Base Term Remaining	6 Years
Options	One (1) 3-years option to extend

ABOUT GLENS FALLS, NY

Glens Falls, NY offers a strategic location for commercial and industrial users seeking efficient access to the Capital Region without the cost or congestion of a major metro. Located approximately 45 miles north of Albany, the area benefits from direct connectivity via I-87 (Adirondack Northway), supporting regional distribution and commuter access.

Positioned as a key hub between the Capital Region and the Adirondacks, Glens Falls supports a diverse employment base and established industrial presence, making it well-suited for light manufacturing, distribution, and office-supported operations looking for scale, accessibility, and long-term stability.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	469	14,235	51,052
2024 POPULATION	482	13,953	49,367
2029 PROJECTION	482	13,810	48,943
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	206	6,274	22,659
2024 HOUSEHOLDS	212	6,136	21,912
2029 PROJECTION	212	6,072	21,719
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$108,571	\$86,964	\$81,522

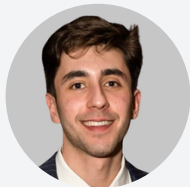
MAP

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