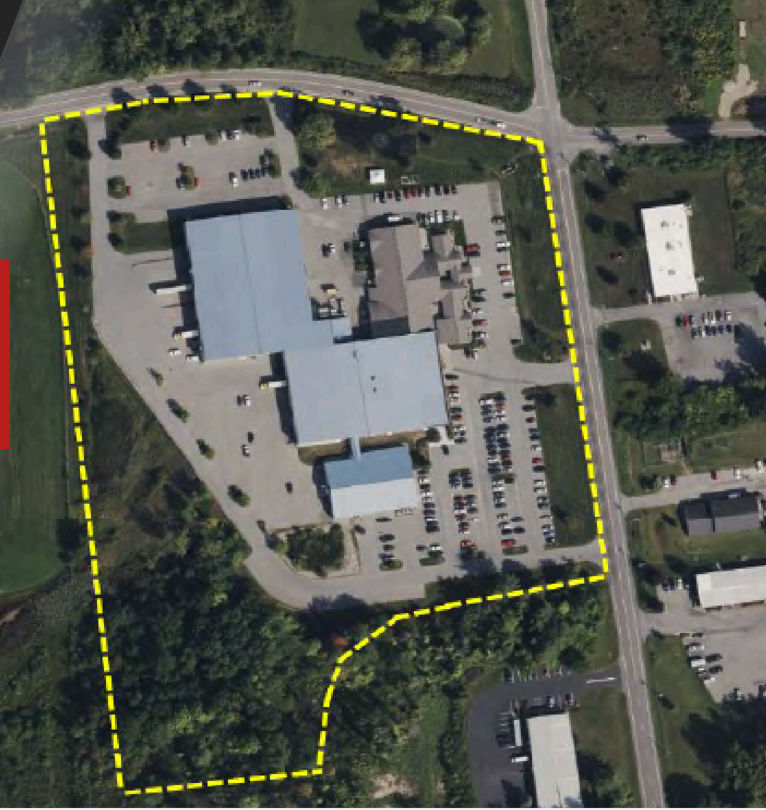
IRONHORN
ENTERPRISES

603 QUEENSBURY AVE
QUEENSBURY, NY 12804



INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*

Brian Rowe
Dispositions Officer
(315) 744-4063
brian@ironhornenterprises.com

Ryan Jenkins
VP of Dispositions

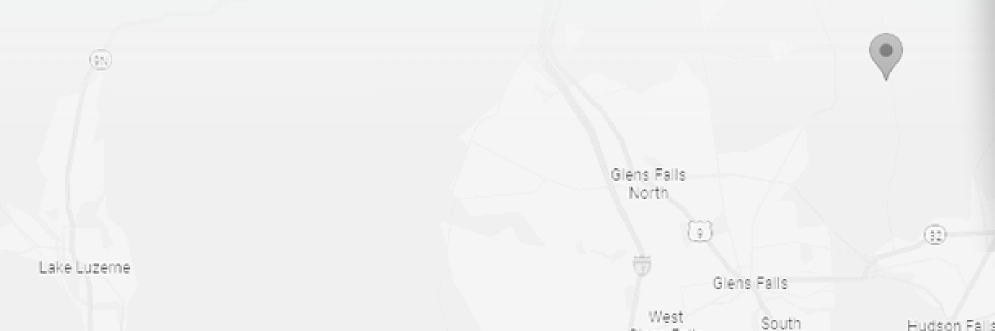
IronHorn Enterprises
315-214-8406
www.ironhornenterprises.com
5912 N Burdick St,
East Syracuse, NY 13057

TABLE OF CONTENTS

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.

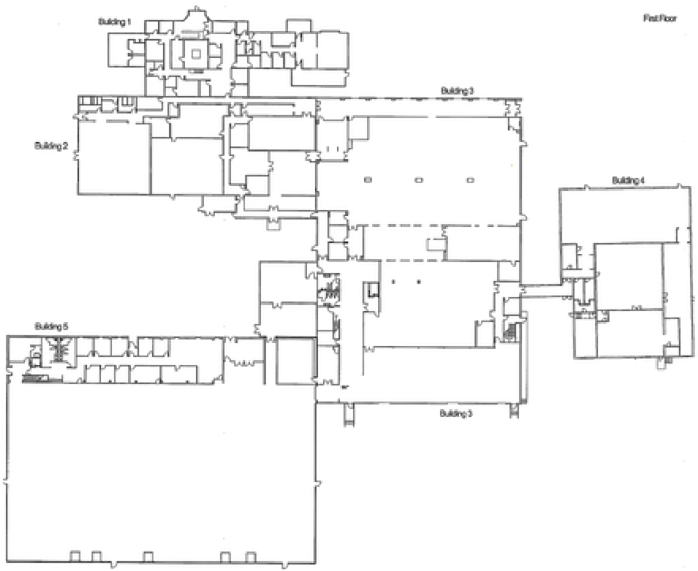
Strategic Features: Balanced industrial and office configuration with over 50% office buildout, ideal for operations requiring significant administrative, engineering, or technical support functions.

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.

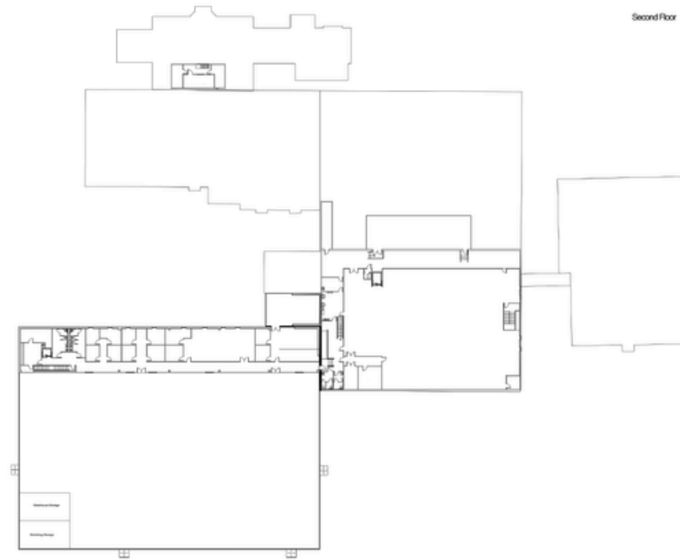
Zoning Advantage: Light Industrial zoning supports a wide range of manufacturing, distribution, and industrial uses, providing long-term versatility and downside protection.

FLOOR PLAN

FIRST FLOOR



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

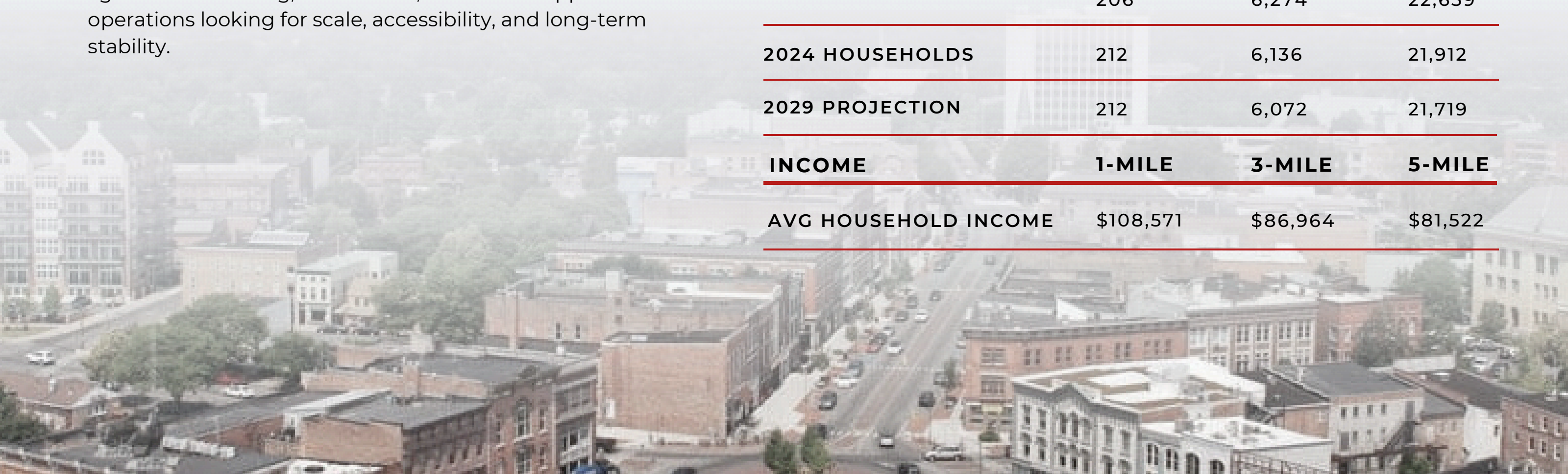
Glens Falls, NY offers a strategic location for commercial and industrial users seeking efficient access to the Capital Region without the cost or congestion of a major metro. Located approximately 45 miles north of Albany, the area benefits from direct connectivity via I-87 (Adirondack Northway), supporting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

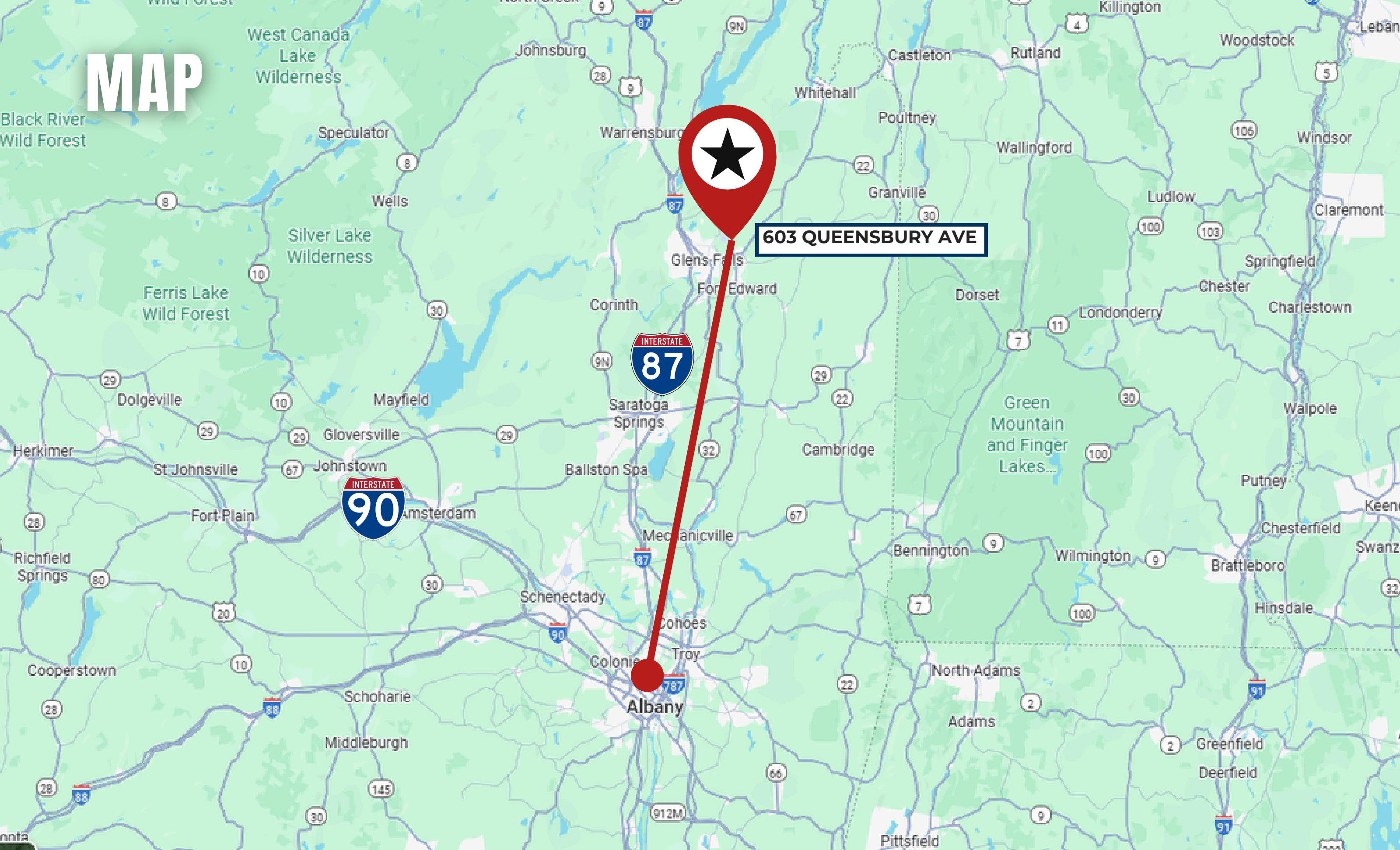
POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	469	14,235	51,052
2024 POPULATION	482	13,953	49,367
2029 PROJECTION	482	13,810	48,943

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



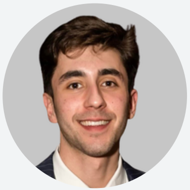
MAP


603 QUEENSBURY AVE
West Canada Lake Wilderness
Black River Wild Forest
Johnsburg
Speculator
Warrensburg
Whitehall
Castleton
Rutland
Killington
Woodstock
Poultney
Wallingford
Windsor
Granville
Ludlow
Claremont
Wells
Silver Lake Wilderness
Glens Falls
Fort Edward
Dorset
Springfield
Chester
Charlestown
Londonderry
Corinth
Ferris Lake Wild Forest
INTERSTATE
87
Saratoga Springs
Dolgeville
Mayfield
Gloversville
Johnstown
Herkimer
St Johnsville
Cambridge
Green Mountain and Finger Lakes...
Walpole
Putney
Ballston Spa
INTERSTATE
90
Amsterdam
Fort Plain
Keene
Mechanicville
Bennington
Wilmington
Chesterfield
Brattleboro
Richfield Springs
Schenectady
Cohoes
Hinsdale
Colonie
Troy
Cooperstown
Albany
North Adams
Schoharie
Adams
Middleburgh
Greenfield
Deerfield
Pittsfield

603 QUEENSBURY AVE | QUEENSBURY, NY 12804

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