



603 QUEENSBURY AVE QUEENSBURY, NY 12804

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Ryan Jenkins
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*




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 5912 N Burdick St,
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PROPERTY OVERVIEW

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FINANCIAL OVERVIEW

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Tenant Summary

LOCATION OVERVIEW

About Glens Falls, NY
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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

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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.



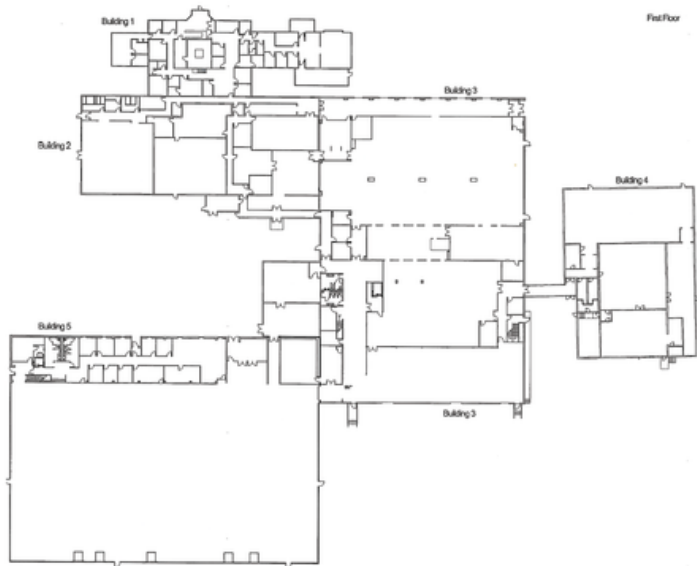
Zoning Advantage: Light Industrial zoning supports a wide range of manufacturing, distribution, and industrial uses, providing long-term versatility and downside protection.



FLOOR PLAN

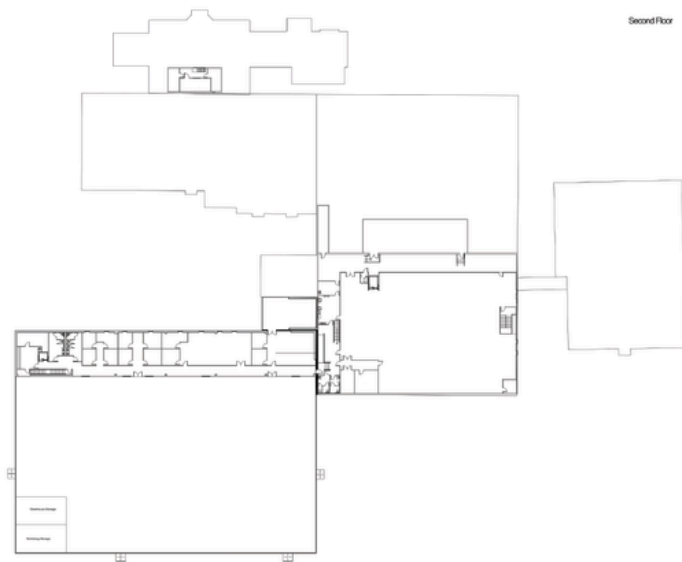
FIRST FLOOR

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; MANGEMENT FEE	\$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

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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

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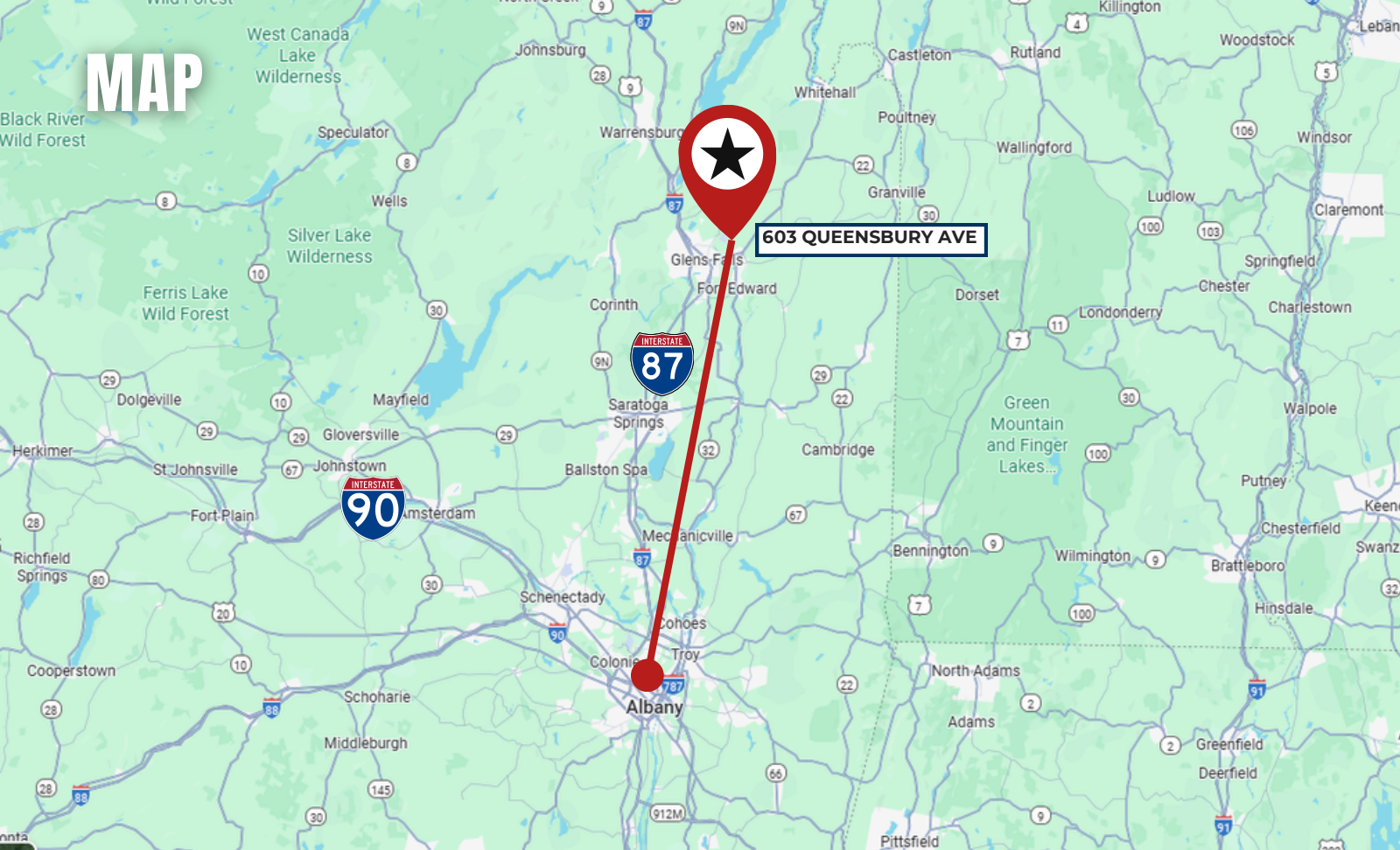
ABOUT GLENS FALLS, NY

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

INTERSTATE
87

INTERSTATE
90

Albany

Colonie

Cohoes

Schenectady

Mechanicville

Ballston Spa

Saratoga Springs

Fort Edward

Corinth

Glens Falls

Warrensburg

Whitehall

Poultney

Wallingford

Speculator

Wells

Silver Lake Wilderness

Ferris Lake Wild Forest

Dolgeville

Mayfield

Gloversville

Johnstown

Fort Plain

St Johnsville

Richfield Springs

Cooperstown

Schoharie

Middleburgh

Cambridge

Bennington

Wilmington

North Adams

Adams

Greenfield

Deerfield

Walpole

Putney

Chesterfield

Brattleboro

Hinsdale

Swanz

Keen

Claremont

Springfield

Chester

Charlestown

Dorset

Londonderry

Ludlow

100

103

Windsor

Woodstock

Leban

Killington

Rutland

Castleton

Johnsburg

West Canada Lake Wilderness

Black River Wild Forest

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