



705 CORPORATION PARK SCHENECTADY, NY 12302

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer



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EXECUTIVE SUMMARY

7705 Corporation Park is a fully leased industrial asset totaling 117,700 SF on 4.26 acres, offering stable in-place cash flow and long-term functionality. The building features 20' clear height, nine (9) dock-high doors, and two (2) drive-in doors, supporting efficient distribution and warehouse operations.

Situated in Schenectady, the property benefits from immediate access to I-890, Route 7, and the NYS Thruway (I-90), placing it within the core of the Capital Region industrial market. This centralized location supports regional distribution, access to a deep labor pool, and sustained tenant demand across Albany, Troy, and Saratoga Springs.

THE OFFERING

Building SF	117,700 SF
Year Built	1943
Lot Size (Acres)	4.26
Parcel ID	29.-3-10
Zoning Type	Industrial
Clear Height	20'
Drive Ins/Docks	2/9

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Minutes away from downtown Schenectady and 7 minutes from I-90 providing convenience for businesses and customers. This property maximizes same-day tasks and logistics, enhancing your business's operational capabilities.



Expansive Space: With a spacious 4.26-acre lot and a 117,700 SF industrial building, there's ample room for growth and expansion of your property portfolio in a city experiencing increased demand.



Industrial Infrastructure: The property boasts two drive-ins, 9 docks doors, and a clear height of 20', perfectly suited for general industrial activities.



Zoning Advantage: Zoned for General Industrial use, this property provides a versatile space suitable for a range of industrial and commercial endeavors.



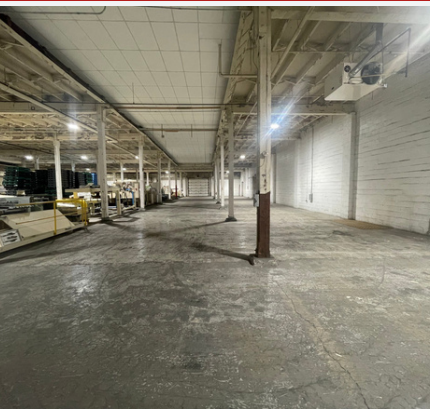
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$494,740	\$523,148	\$535,807	\$544,726	\$553,913	\$563,375
TAX & INS	\$82,581	\$84,233	\$85,918	\$87,636	\$89,389	\$91,177
EFFECTIVE GROSS REVENUE	\$577,322	\$607,381	\$621,725	\$632,362	\$643,302	\$654,552
OPERATING EXPENSES						
PROPERTY TAX	\$64,369	\$65,656	\$66,969	\$68,309	\$69,675	\$71,068
INSURANCE	\$18,213	\$18,577	\$18,948	\$19,327	\$19,714	\$20,108
TOTAL OPERATING EXPENSES	\$82,581	\$84,233	\$85,918	\$87,636	\$89,389	\$91,177
NET OPERATING INCOME	\$494,740	\$523,148	\$535,807	\$544,726	\$553,913	\$563,375

RENT ROLL

705 CORPORATION PARK RD. RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Shipmates/Printmates Holding Corp.	60,000	\$249,136	\$4.15	05/01/2023	04/30/2027
Space 2	Rochester Computer Recycling & Recovery	31,500	\$129,000	\$4.10	03/01/2024	02/28/2029
Space 3	Fedrigoni Special Papers NA	18,000	\$85,500	\$4.75	03/26/2024	03/31/2027
Space 4	Reliable Warehouse LLC	8,200	\$31,642	\$3.86	08/01/2025	07/31/2027
TOTAL		117,700	\$495,278			



TENANT SUMMARY

Shipmates/Printmates Holding Corp. (Velocity Print Solutions)



Velocity Print Solutions, a part of Shipmates/Printmates Holding Corp., offers high-quality print, marketing, and fulfillment services. Specializing in printing, direct mail, and digital solutions, they deliver efficient, customizable, and cost-effective services for various industries.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	05/01/2023
Lease Expiration	04/30/2027
Base Term Remaining	2 Years
Options	Two (2) 1-Year option to extend
Rental Increase	Step-Up

Rochester Computer Recycling & Recovery, LLC

E WASTE

Rochester Computer Recycling & Recovery, LLC specializes in environmentally responsible e-waste recycling and IT asset recovery. The company provides secure data destruction, refurbishing, and recycling services for businesses and individuals, ensuring compliance with environmental regulations. Known for its sustainable practices, the company helps clients dispose of outdated electronics while minimizing environmental impact.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	03/01/2024
Lease Expiration	02/28/2029
Base Term Remaining	5 years
Options	One (1) 1-year option to extend
Rental Increase	Step-up



TENANT SUMMARY

**Fedrigoni Special papers
North America**

FEDRIGONI
SPECIAL PAPERS

Fedrigoni Special Paper North America is a top supplier of premium, sustainable specialty papers for packaging, labels, and printing. Known for innovation and quality, the company provides eco-friendly, customizable solutions, serving a wide range of industries with reliable, cutting-edge products.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	03/26/2024
Lease Expiration	03/31/2027
Base Term Remaining	3 years
Options	One (1) 3-year option to extend
Rental Increase	None

Reliable Warehouse LLC

LEASE OVERVIEW

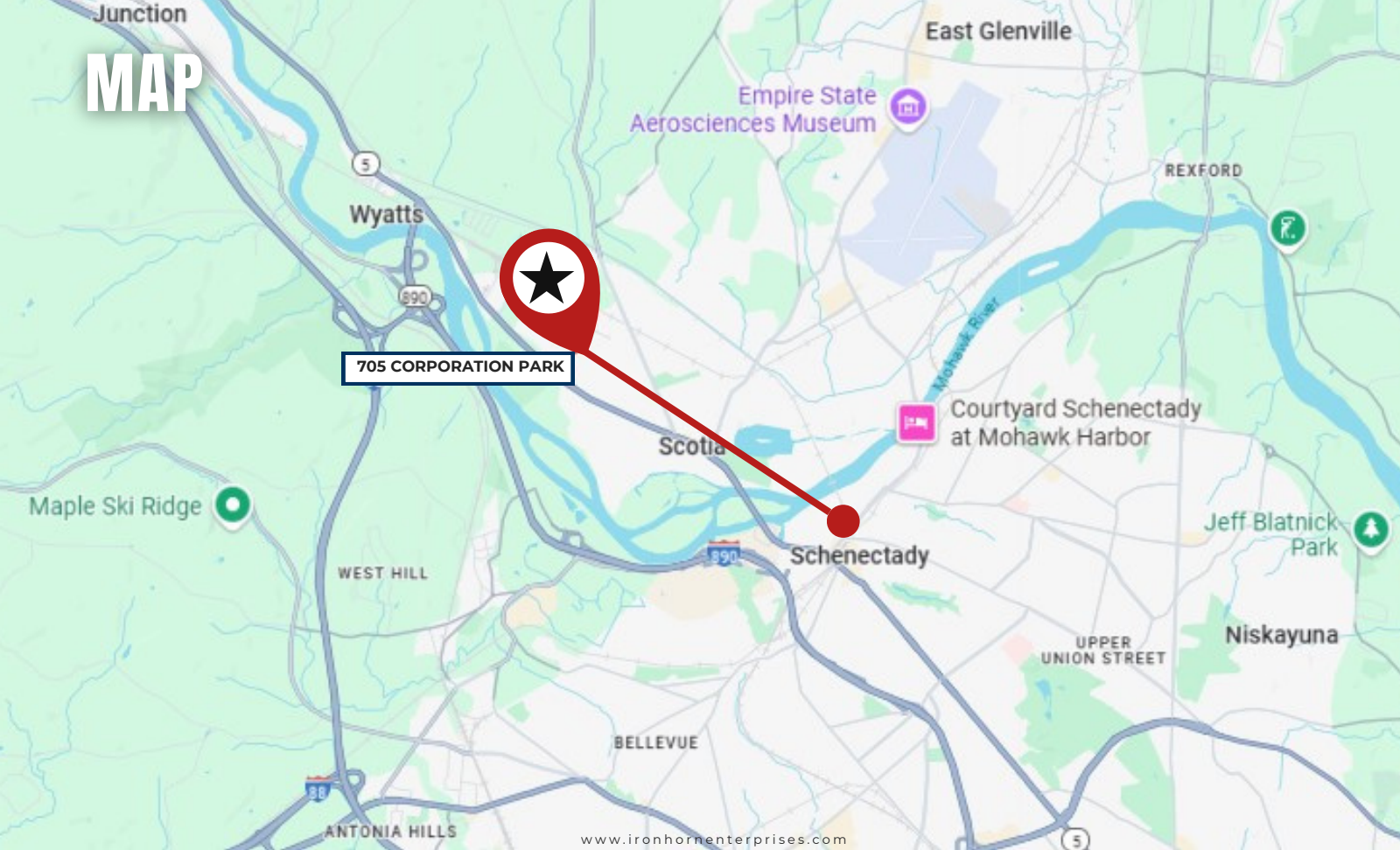
Lease Type	Triple Net
Lease Commencement	08/01/2025
Lease Expiration	07/31/2027
Base Term Remaining	1 year
Rental Increase	3% annual increase

ABOUT SCHENECTADY, NY

Located in the Albany Market with easy access to major Highway artery. Strategically located 30 minutes from Albany International Airport, and less than 2 Miles off of I890 and I-90 Your chance to expand your property portfolio into Albany Market which has seen a surge in demand in recent years. Configurable outdoor space for Parking and Fleet Vehicles gives growth options to multiple of your medium to long-term tenants

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	5,606	39,193	129,429
2024 POPULATION	5,369	37,101	122,894
2020 CENSUS	5,480	35,537	119,741
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	2,438	17,316	53,648
2024 HOUSEHOLDS	2,330	16,367	50,795
2020 CENSUS	2,396	15,889	49,763
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	85,487	77,987	83,386

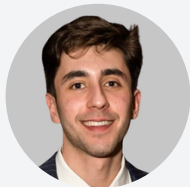
MAP



705 CORPORATION PARK | SCHENECTADY, NY 13202

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