



606 7TH ST SCHENECTADY, NY 12302

INDUSTRIAL PROPERTY
INVESTMENT/OWNER USER


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Erika Champlin

VP of Acquisitions

 (518) 353-2427

 erika@ironhornenterprises.com



Chassidy Sawkins


VP of Acquisitions


 (315) 256-2262


 chassidy@ironhornenterprises.com



IronHorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

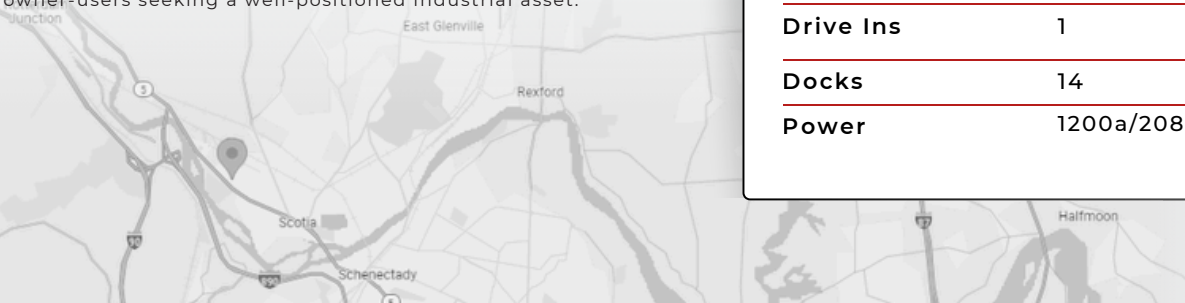
LOCATION OVERVIEW

About Schenectady, NY
Demographics
Map

EXECUTIVE SUMMARY

Located at 606 7th Street in Schenectady, this recently renovated industrial property presents a flexible investment and owner-user opportunity with meaningful scale and infrastructure. The asset totals 126,000 SF on 7.02 acres, was originally built in 1943 and renovated in 2024, and features 18'-24' clear heights, 14 dock-high doors, and 1 drive-in door. Approximately 10% office space, 110 on-site parking spaces, and 1,200A, 208V, 3-phase power support a wide range of industrial operations, while the partially leased configuration allows for both immediate income and future user occupancy.

The property is strategically located minutes from I-890 with direct access to the NYS Thruway (I-90), providing efficient connectivity to Albany (±20 miles) and the broader Capital Region. Situated within Schenectady's established industrial corridor near downtown and major employment centers, 606 7th Street offers strong logistics access, labor availability, and long-term flexibility for investors or owner-users seeking a well-positioned industrial asset.



THE OFFERING

Building SF	126,000 SF
Year Built/Reno	1943/2024
Lot Size (Acres)	7.02
Parcel ID	29.-3-16.72
Clear Height	18'-24'
Drive Ins	1
Docks	14
Power	1200a/208v/3p

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned minutes from I-890 with immediate access to the NYS Thruway (I-90), providing efficient connectivity to Albany (± 20 miles), the greater Capital Region, and key Upstate New York logistics corridors.



Expansive Space: A large-scale 126,000 SF facility situated on 7.02 acres, offering ample building footprint, on-site circulation, and 110 parking spaces, with partial vacancy creating owner-user and value-add upside.



Strategic Features: Functional clear heights of 18'–24', 14 dock-high doors, 1 drive-in door, and a balanced 10% office buildout support a broad range of industrial and operational layouts.



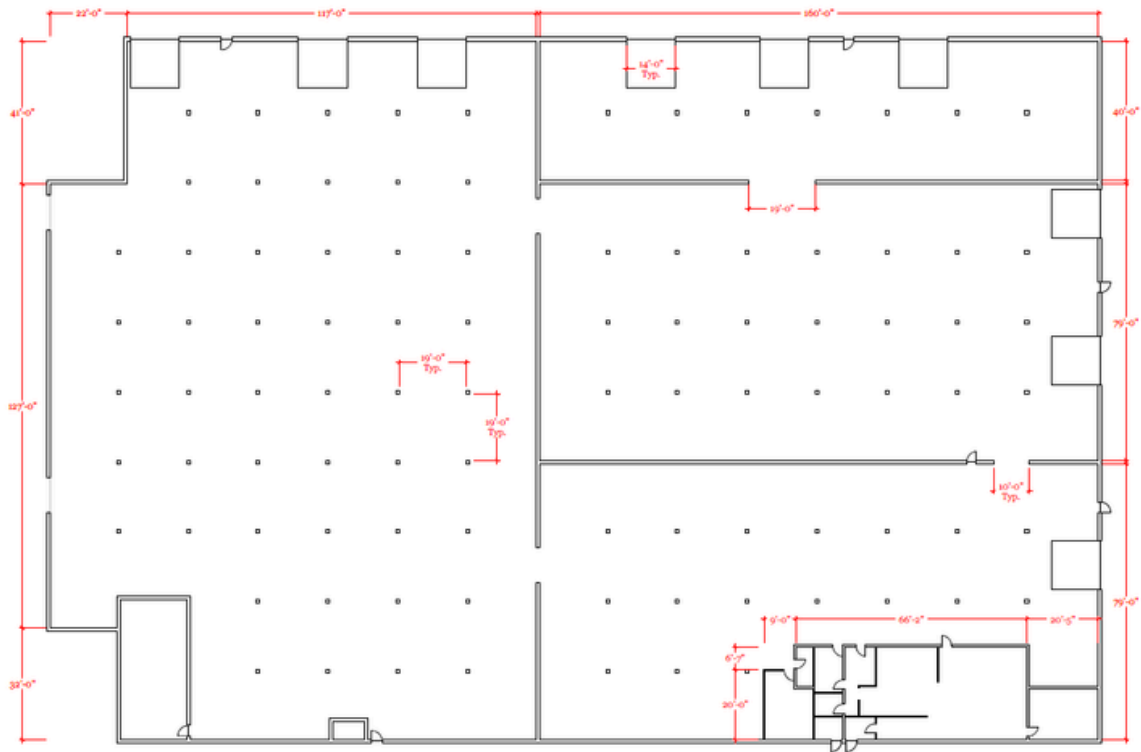
Industrial Infrastructure: Robust 1,200-amp, 208V, 3-phase power combined with a 2024 renovation enhances reliability, reduces near-term capital expenditure, and positions the asset for modern industrial demand.



Zoning Advantage: Located within an established industrial zoning district that supports a wide range of manufacturing, warehousing, and distribution uses, offering long-term flexibility and repositioning potential.



FLOOR PLAN



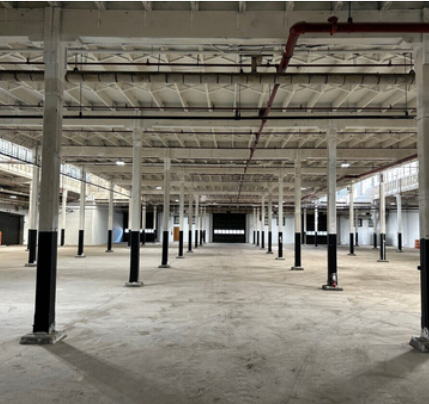
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$821,533	\$844,034	\$869,355	\$895,436	\$922,299	\$949,968
TAX & INS; MANGEMENT FEE	\$80,967	\$82,586	\$84,238	\$85,923	\$87,641	\$89,394
EFFECTIVE GROSS REVENUE	\$902,500	\$926,620	\$953,593	\$981,358	\$1,009,940	\$1,039,362
OPERATING EXPENSES						
PROPERTY TAX	\$35,296	\$36,002	\$36,722	\$37,456	\$38,206	\$38,970
INSURANCE	\$45,671	\$46,584	\$47,516	\$48,466	\$49,436	\$50,424
TOTAL OPERATING EXPENSES	\$80,967	\$82,586	\$84,238	\$85,923	\$87,641	\$89,394
NET OPERATING INCOME	\$821,533	\$844,034	\$869,355	\$895,436	\$922,299	\$949,968

RENT ROLL

606 7TH ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Utility Partners of America	60,000	\$392,533	\$6.54	01/01/2024	12/31/2026
Space 2	Adirondack Beverages Corp	66,000	\$429,000	\$6.50	03/01/2026	12/31/2030
TOTAL		126,000	\$821,532			



TENANT SUMMARY

Utility Partners of America

Utility Partners of America (UPA) is a national provider of outsourced services to electric, gas, and water utilities. The company specializes in meter reading, customer service field support, revenue protection, and utility-related operations, helping municipalities and private utilities improve efficiency, accuracy, and customer satisfaction through scalable, technology-driven solutions.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	01/01/2024
Lease Expiration	12/31/2026
Base Term Remaining	1 Year
Options	none
Rental Increase	+3% Annually



Adirondack Beverages Corp.

Adirondack Beverages Corp. is a New York-based beverage manufacturer and distributor known for its wide range of carbonated soft drinks, flavored sodas, sparkling waters, and drink mixers. Headquartered in the Capital Region, the company supplies retailers, restaurants, and distributors across the Northeast, offering high-quality, competitively priced beverages with strong regional brand recognition.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	03/01/2026
Lease Expiration	12/31/2030
Base Term Remaining	5 yeras
Rental Increase	+3% Annually
Tenant Lease Rights	ROFR

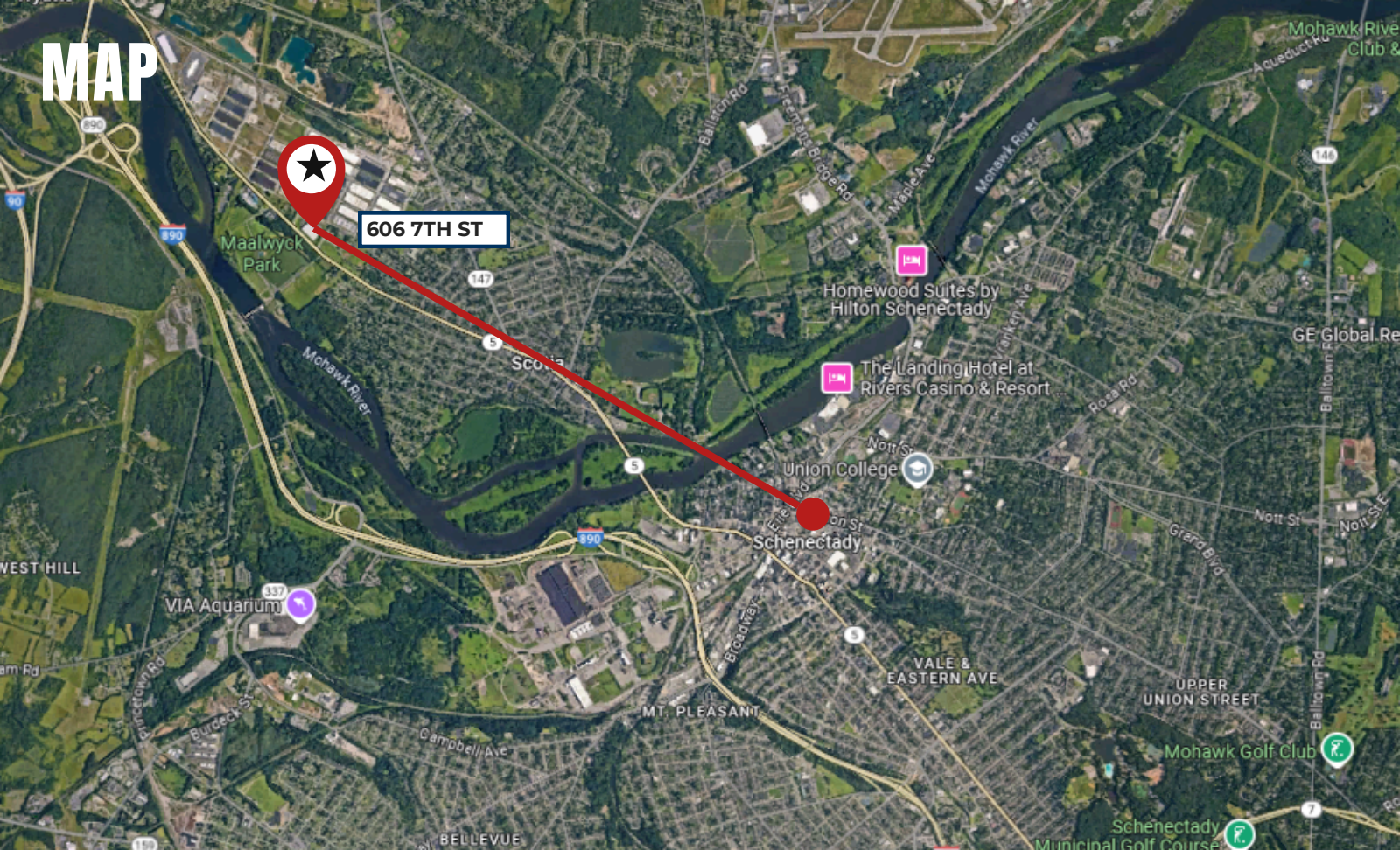


ABOUT SCHENECTADY, NY

Schenectady is a well-established industrial market within New York's Capital Region, offering tenants a strategic blend of infrastructure, workforce access, and cost efficiency. The city benefits from direct connectivity to I-890 and the NYS Thruway (I-90), supporting efficient regional distribution and easy access to major Upstate and Northeast markets. With a long manufacturing legacy and a diversified employment base, Schenectady continues to attract industrial, logistics, and light-manufacturing users. Located approximately 15–20 miles from Albany

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	4,094	31,435	117,113
2024 POPULATION	4,055	33,138	120,105
2029 PROJECTION	4,243	35,065	126,476
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,771	14,135	48,695
2024 HOUSEHOLDS	1,743	14,690	49,668
2029 PROJECTION	1,829	15,566	52,451
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$86,653	\$81,149	\$82,573

MAP



606 7TH ST



Homewood Suites by Hilton Schenectady



The Landing Hotel at Rivers Casino & Resort



Union College

Schenectady

Maalwyck Park

VIA Aquarium

VALE & EASTERN AVE

UPPER UNION STREET

Mohawk Golf Club

Schenectady Municipal Golf Course

Mohawk River Club & Aqueduct

146

GE Global Re

Nott St

Grand Blvd

7

BELLEVUE

MT. PLEASANT

WEST HILL

am Rd

90

90

147

5

5

90

337

5

150

7

606 7TH ST | SCHENECTADY, NY 12302

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Erika Champlin

VP of Acquisitions

📞 (518) 353-2427

✉️ erika@ironhornenterprises.com



Chassidy Sawkins

VP of Acquisitions

📞 (315) 256-2262

✉️ chassidy@ironhornenterprises.com



IronHorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.