

Single Tenant, Net Lease Investment For Sale

217 Edie Road
Saratoga Springs, NY 12866

±38,820 SF Fully Leased Through January 2029



Offering Overview

CBRE Upstate NY, as exclusive broker, is pleased to present to qualified investors the opportunity to acquire 217 Edie Road in Wilton, NY. NNN lease to Bakemark, the largest global bakery manufacturer and distributors in North America.

\$3.4M

Price

\$88

Per SF

7.4%

Cap Rate



Triple Net Leased Investment Offering

217 Edie Road | Saratoga Springs, NY 12866

For Sale

Property Summary

Building Size	±38,820 SF <u>Warehouse:</u> ±35,707 SF (includes ±6,000 SF freezer/cooler space) <u>Office:</u> ±3,113 SF
Land Area	±12.48 Acres
Year Built	1996
Clear Height	21' - 24'
Loading	8 trailer height docks (1 ramped) 2 grade level doors (12' x 14' and 12' x 16')
Zoning	C-2 Business/Light Industrial
Power	Three phase, 1200 amps
Parking	±65 parking spaces
Rail	Canadian-Pacific active spur
Cooler/Freezer	Building is both dry storage and climate (cooler & freezer) controlled
Water/Sewer	Private well and two (2) septic systems. Including a grinder pump and an oil/water separator
Fueling Station	Above ground tank fueling station (2,000 gallons)
Backup Power	Diesel fired generator (275 gallons) capable of running the entire building
Heating	Gas fired air rotation system
Roof	TPO (Carlisle Sure-Weld System). Installed in 2014 with 20/30 year warranty

Lease Summary

Tenant	Bakemark USA, LLC
Square Footage	±38,820
Percentage of Bldg	100%
Lease Term	3.5 years remaining
Lease Commencement Date	January 2024
Lease Expiration Date	January 2029
Lease Type	NNN
Extension Options	Two (2) - Five (5) year options

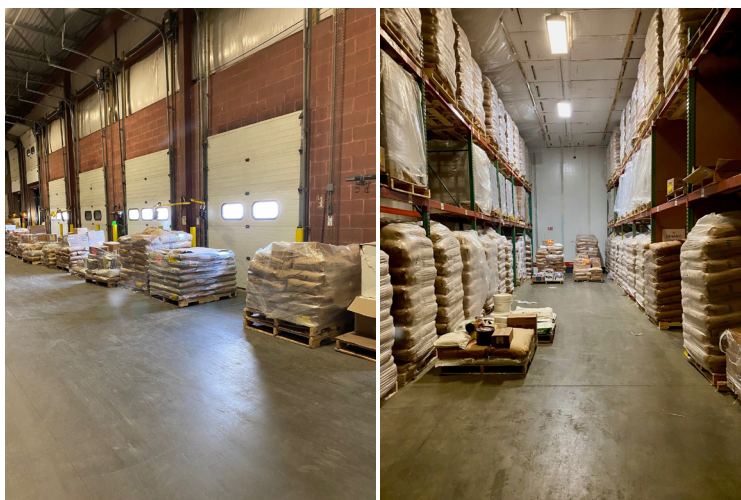
Contact Us

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