



**5 & 13 CORPORATE DRIVE, HALFMOON, NY**

**Summary**

In 2020, Abele Builders, were notified that their 15+ year tenant was vacating both building totaling approx 36,000 sf. Tyler was engaged and after just 6 months was able to secure one tenant for each building. Each Tenant made significant reinvestment in critical infrastructure within the building for unique flex/industrial uses.

**Deal Size:** 2 deals totaling over 36,000 sf, lease valued at over \$1,800,000

**Client:** Abele Builders, Inc., Commercial Division

**Tenants:** PVA and LS Power

**Situation**

Lease up two buildings that had been occupied by a single tenant for 15+ years.

**Strategy**

Actively market the space to growing users in the market.

**Result**

Culberson was able to secure two quality tenants quickly and fill the vacancy for the landlord with minimal vacancy downtime.

