

# **CASE STUDY**

**INDUSTRIAL PORTFOLIO** 

#### **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.

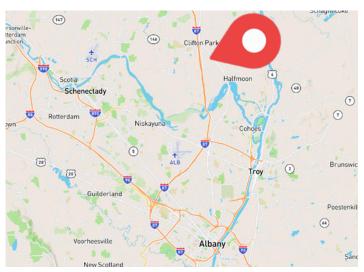
### Result

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













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