



VAN PATTEN INDUSTRIAL PORTFOLIO
602 PIERCE ROAD, CLIFTON PARK, NY
620 VAN PATTEN DRIVE, CLIFTON PARK, NY

Summary

Long-time Clifton Park developer Country Club Acres Inc. sought to quietly dispose of its industrial portfolio in off-market transactions. SBC successfully secured this off-market transaction of over 150,000 SF across two buildings, along with 27 acres of industrial land in the desirable Exit 10 corridor off Interstate 87.

Deal Size: 153,400 SF of Warehouse Space plus 27 Acres of Industrial Land

Seller: Country Club Acres Inc.

Purchaser: Northeast Regional Investor and User

Situation

Purchaser needed additional warehouse space within the Capital Region to accommodate continued growth. Culberson was able to source this off-market opportunity with a repeat client, as long-time developer Country Club Acres Inc. was looking to divest its commercial real estate portfolio.

Strategy

Facilitate an expedited due diligence period to allow a quick closing to align with the seller’s other portfolio transactions.

Result

Culberson was able to secure the transaction and facilitated a smooth due diligence process while providing a seamless transition for existing tenants to the new ownership.

