



292 WOLF ROAD, LATHAM, NY

Deal Size: \$1,700,000

Deal Summary: Culberson sold a Northeast Regional investor this asset in 2018. At the time the asset had two leased rolling in approximately 3 year from lease execution with DHL and Cintas. The initial goal with this asset was to make it a single tenant building with a substantial increase in the NOI. In 2021, Culberson worked with DHL's team to renew the lease and improve the NOI by over 20% over the prior rent roll. This was a perfect execution of the initial strategy helping the investor achieve a longer term single tenant lease helping to not only improve the NOI but also cap rate compression because of improved lease term and single tenant deal.



Tyler Culberson, SIOR

Associate Broker

c: 518 857 0586

o: 518 465 1400 ext. 228

tculberson@naiplatform.com

tylercuberson.naiplatform.com