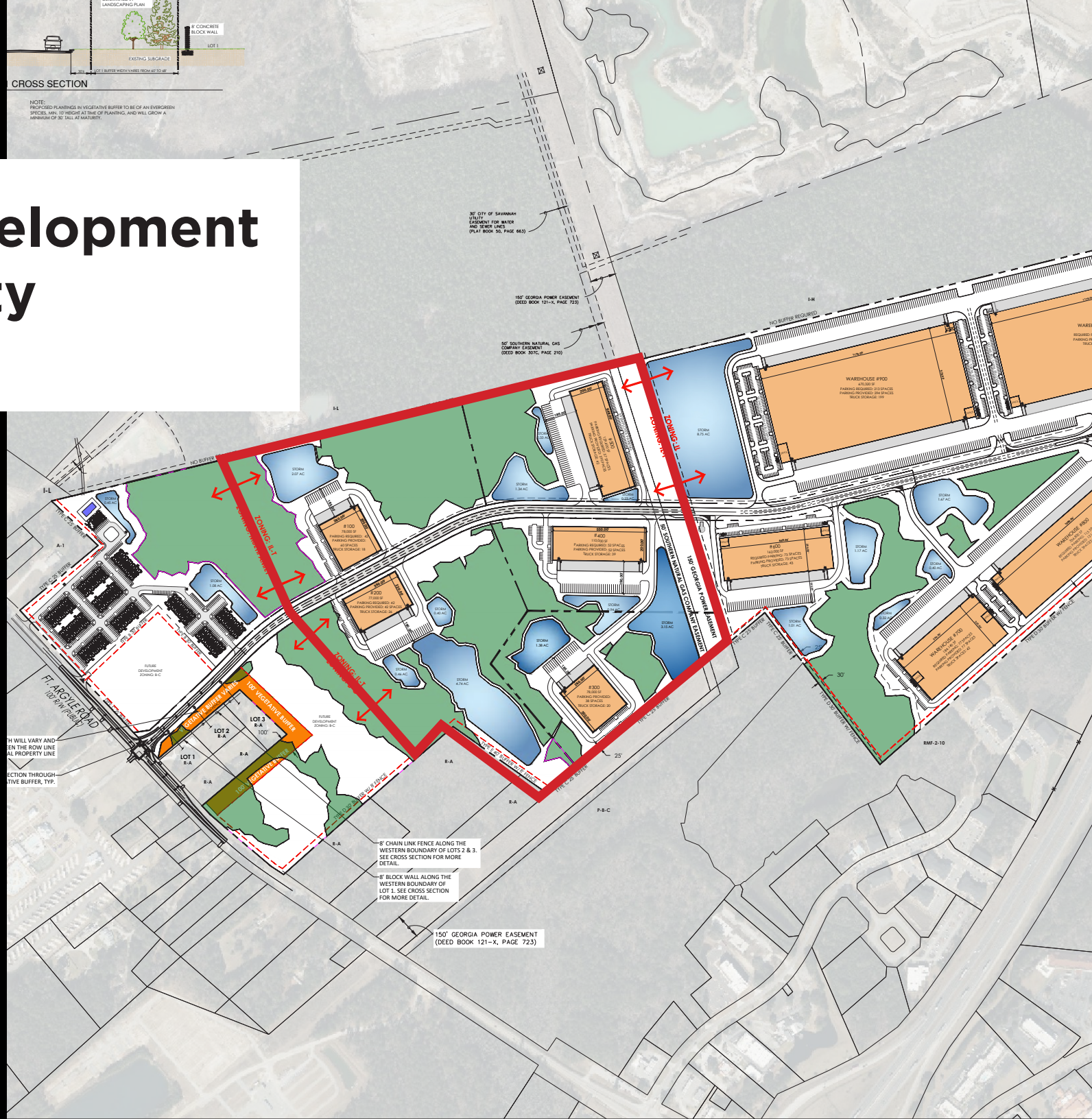


## Fort Argyle/204

andrew@austinhillrealty.com

stephanie@austinhillrealty.com

**AHR**  
COMMERCIAL



# Highlights

## Property Summary

Address: Fort Argyle/204

Site Size: 108.65 Acres

Buffer Wetlands: 39.71 Acres

Warehouse: 473,000 SF

Proposed Zoning: IL-T

Spine Road is currently under construction

All site fully entitled & ready for development



# Site Possibilities

\*This is the minimum square footage on each site.

#100:

78,000 SF

Parking Provided: 60 Spaces

Truck Storage: 18

#200:

77,000 SF

Parking Provided: 42 Spaces

Truck Storage: 26

#300:

78,000 SF

Parking Provided: 42 Spaces

Truck Storage: 20

#400:

110,000 SF

Parking Provided: 52 Spaces

Truck Storage: 39

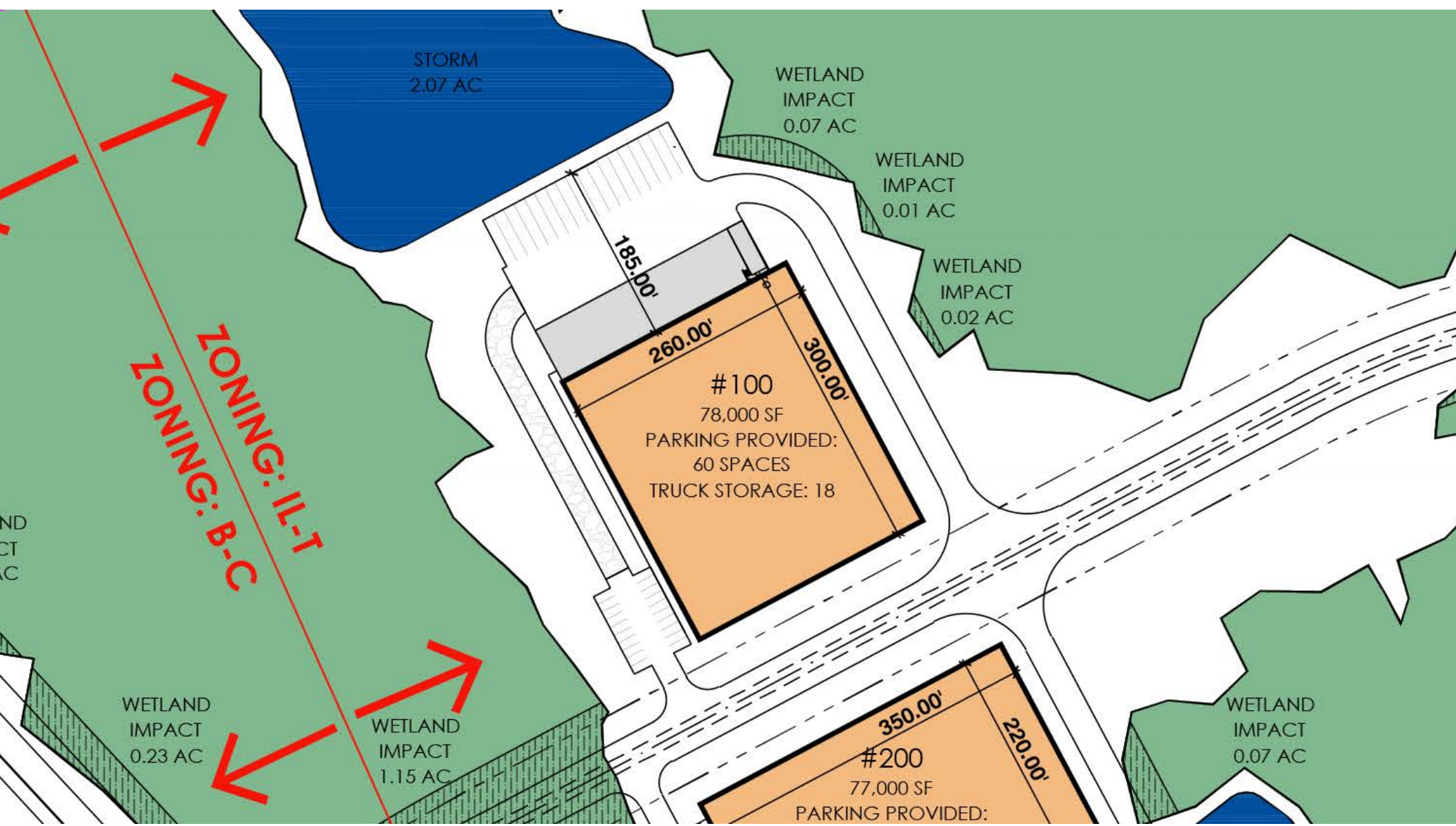
#500:

129,600 SF

Parking Provided: 59 Spaces

Truck Storage: 42

#100



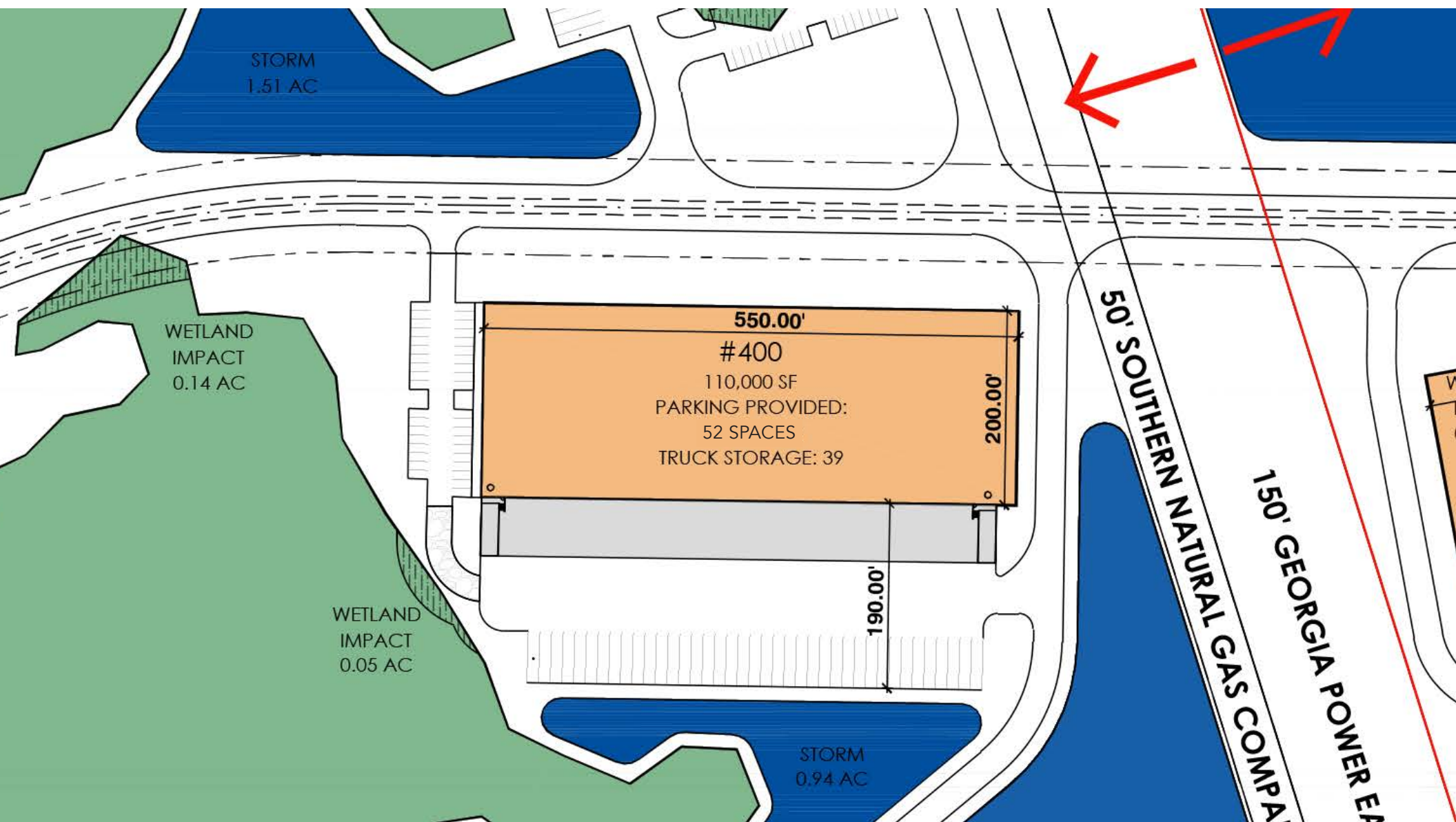
#200



#300



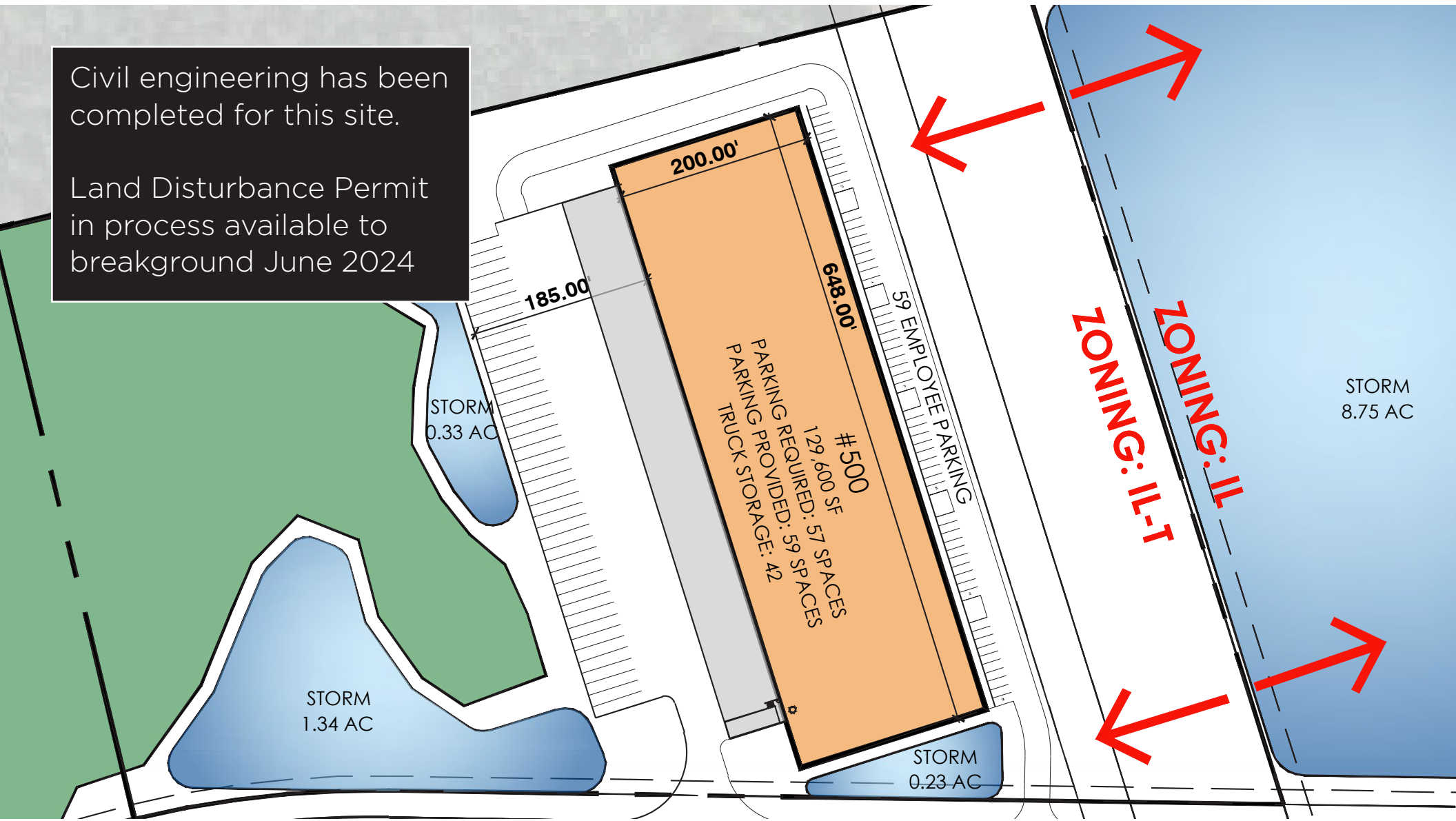
# #400



# #500

Civil engineering has been completed for this site.

Land Disturbance Permit in process available to breakground June 2024



# SIP 95 Development Opportunity

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