

370-372 STATE ROUTE 43

WAREHOUSE/RETAIL

STEPHENTOWN, NEW YORK 12168



**Proposed Warehouse/Retail Development**  
1.35± AC

# PROPOSED DESIGN

## OPTION 1



## OPTION 2



## OPTION 3



## OPTION 4



## OPTION 5



### PROPOSED BUILDING DETAILS

- Planned Commercial Development
- Five Proposed Build to Suit Projects
- Approved & Ready for Construction
- 1.35± Total Acres
- 252'± of Frontage (Route 43)
- Parcel ID #: 196.3-1-29.1
- C-I, Commercial – Industrial

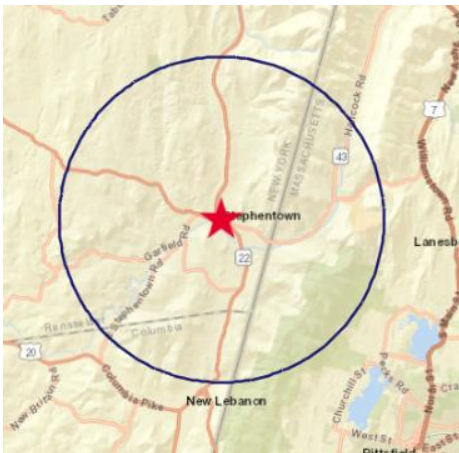
# AERIAL



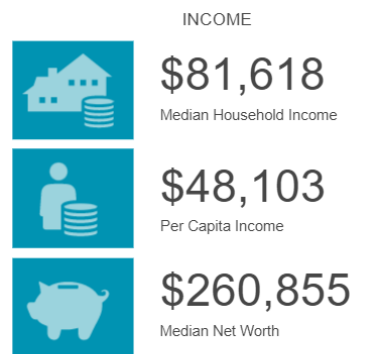
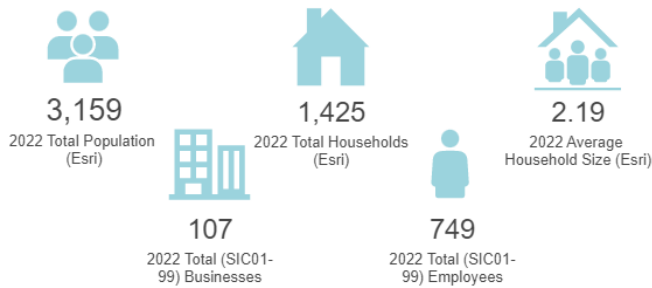
Approximate plot lines; subject to verification of survey

## DEMOGRAPHICS

Ring of 5 Miles



### GENERAL DEMOGRAPHICS



### Traffic Data

Street name	Cross street	Traffic volume	Direction	Distance
NY 22	Hwy 43	3,010	SE	0.2
State Hwy 43	Madden Rd	2,700	SE	0.5
State Hwy 22	Provost Rd	4,520	SE	0.6



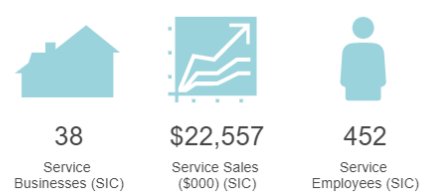
### HOTELS & LODGINGS



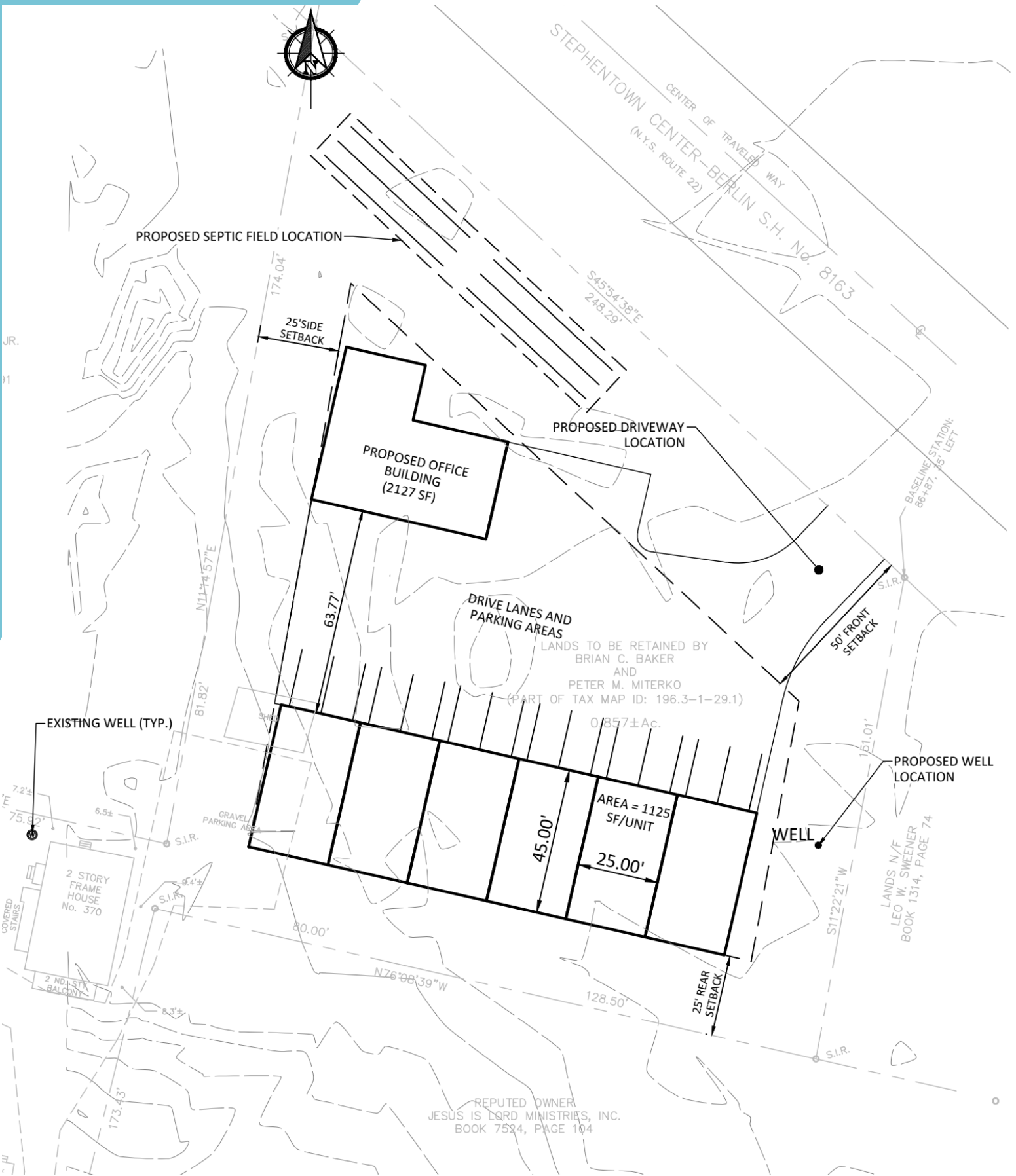
### RETAIL TRADE



### SERVICES SUMMARY

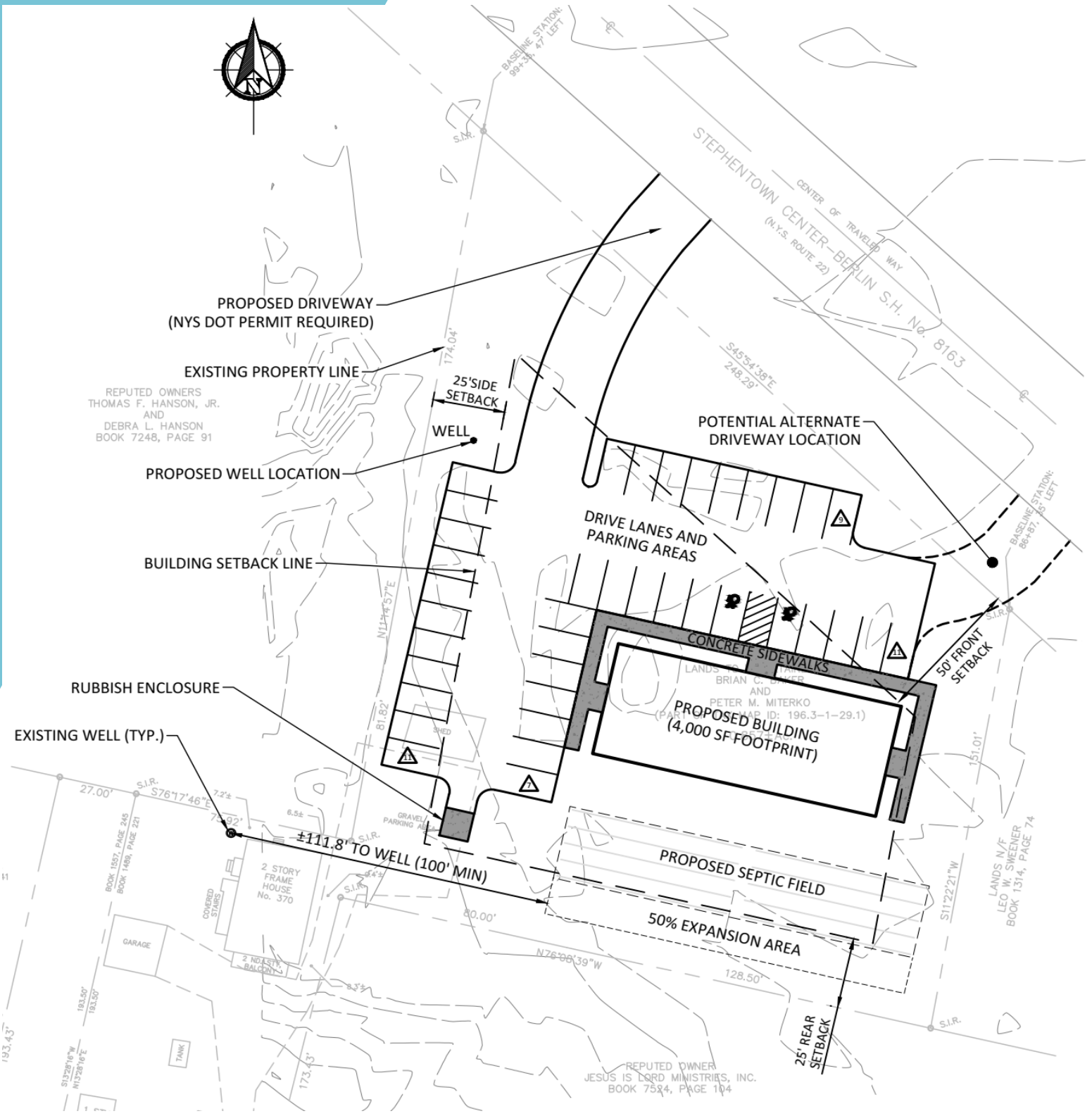


# SITE PLAN



REPUTED OWNER  
 JESUS IS LORD MINISTRIES, INC.  
 BOOK 7524, PAGE 104

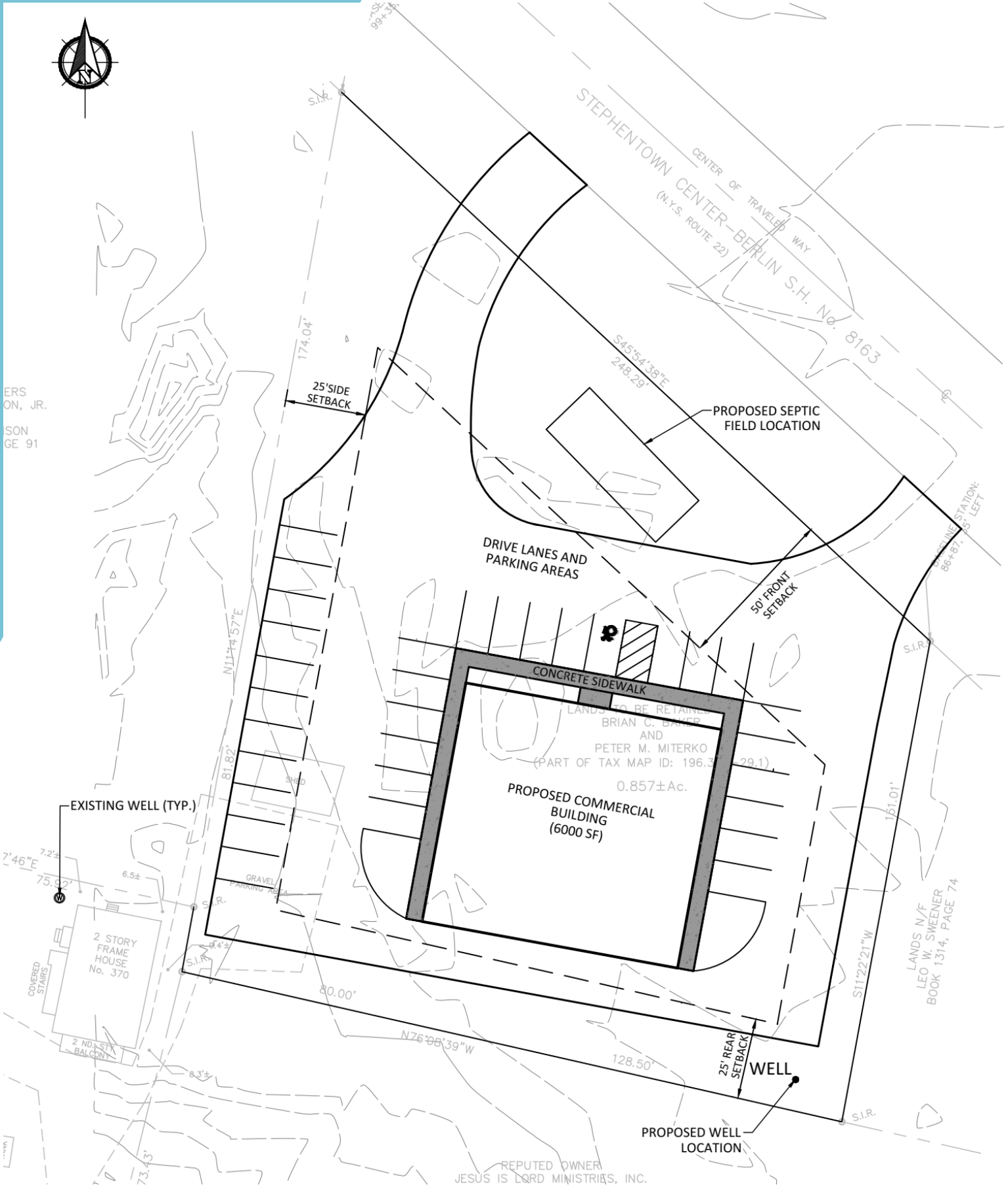
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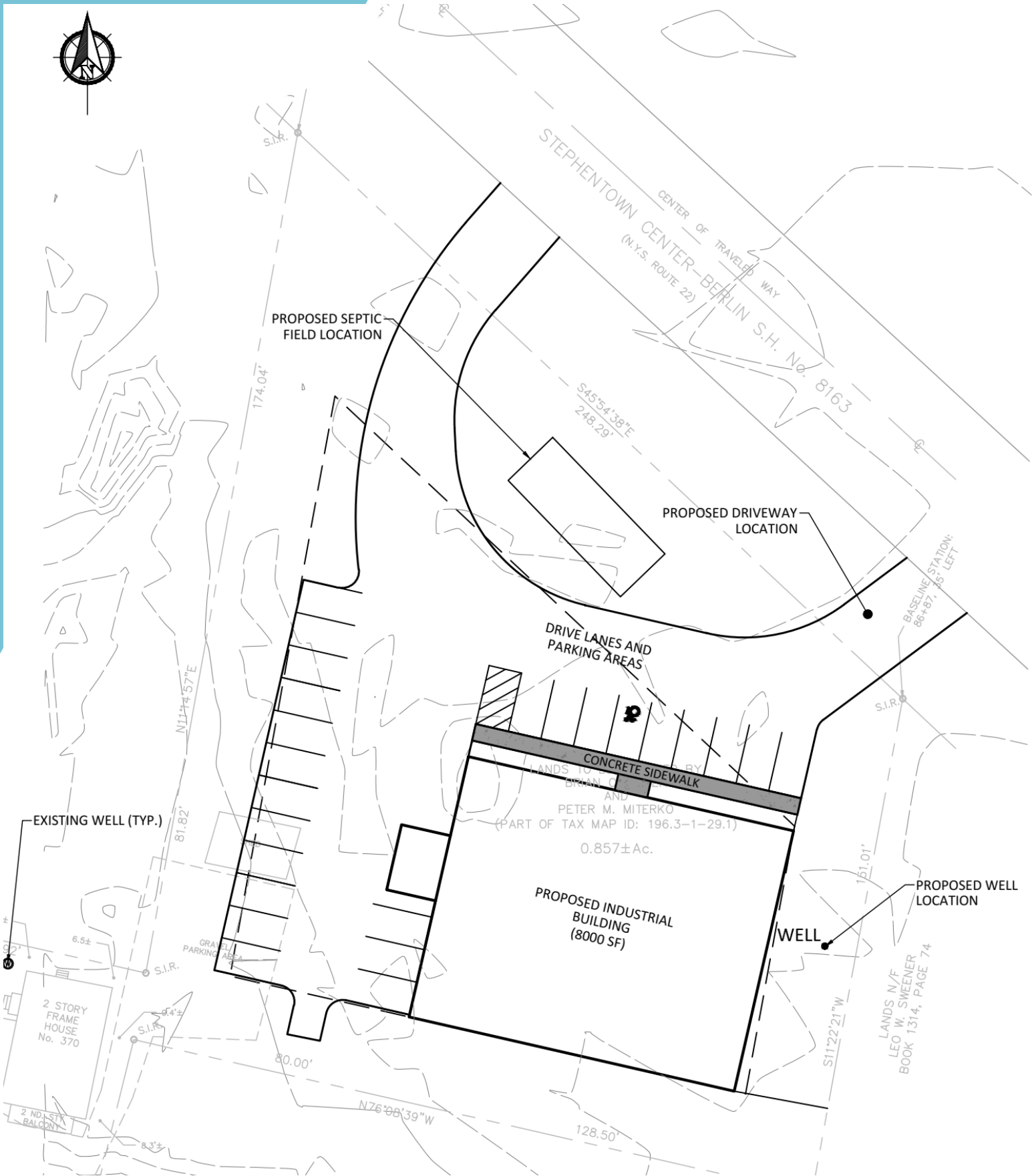


ERS  
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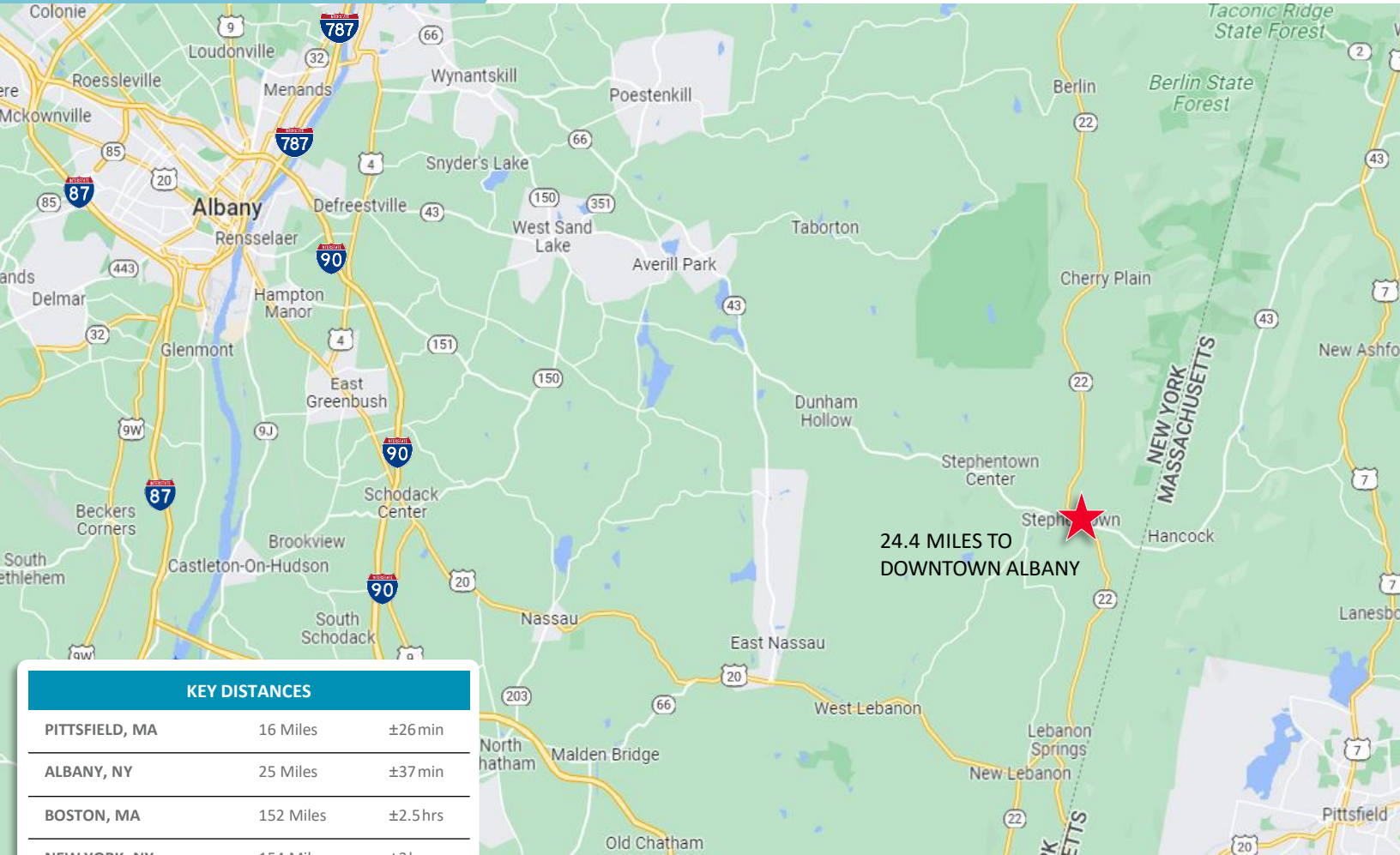


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# SITE PLAN



# LOCATION



## KEY DISTANCES

PITTSFIELD, MA	16 Miles	±26min
ALBANY, NY	25 Miles	±37min
BOSTON, MA	152 Miles	±2.5 hrs
NEW YORK, NY	154 Miles	±3 hrs
SYRACUSE, NY	166 Miles	±2.5 hrs
MONTREAL, QC	239 Miles	±4 hrs
PHILADELPHIA, PA	248 Miles	±4 hrs
BUFFALO, NY	309 Miles	±5 hrs
PITTSBURGH, PA	475 Miles	±8 hrs

## CONVENIENT LOCATION

- Approximately 25 miles from Downtown Albany with close proximity to the NY/Mass Border
- Busy intersection
- Located minutes from Massachusetts, Berkshires, Jiminy Peak Mountain Resort, and Vermont
- Conveniently positioned between State Highway 43 and State Highway 22

## CONTACT



### ADAM FIELD

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