

1879 ROUTE 9

HALFMOON, NY 12065

PROPERTY HIGHLIGHTS


PRICE
\$1.5M


SIZE
9.17 AC


PROJ BUILDING
~50,000 SF


TRAFFIC
16,096 VPD

This 9.17-acre parcel (approx. 5–6 effective acres) is strategically located in a high-demand industrial corridor. The site is ideal for retail, showroom, logistics, distribution, or professional operations requiring superior highway access.

Logistics Hub: Near the UPS Distribution Center and the Sysco Distribution Center.

I-87 Access: Less than 2 miles (3 min) from Northway Exit 10.

High Visibility: Approx. 600' of frontage on the Route 9 commercial corridor in the growing Town of Halfmoon.

Zoning: Light Industrial-Commercial (LIC)

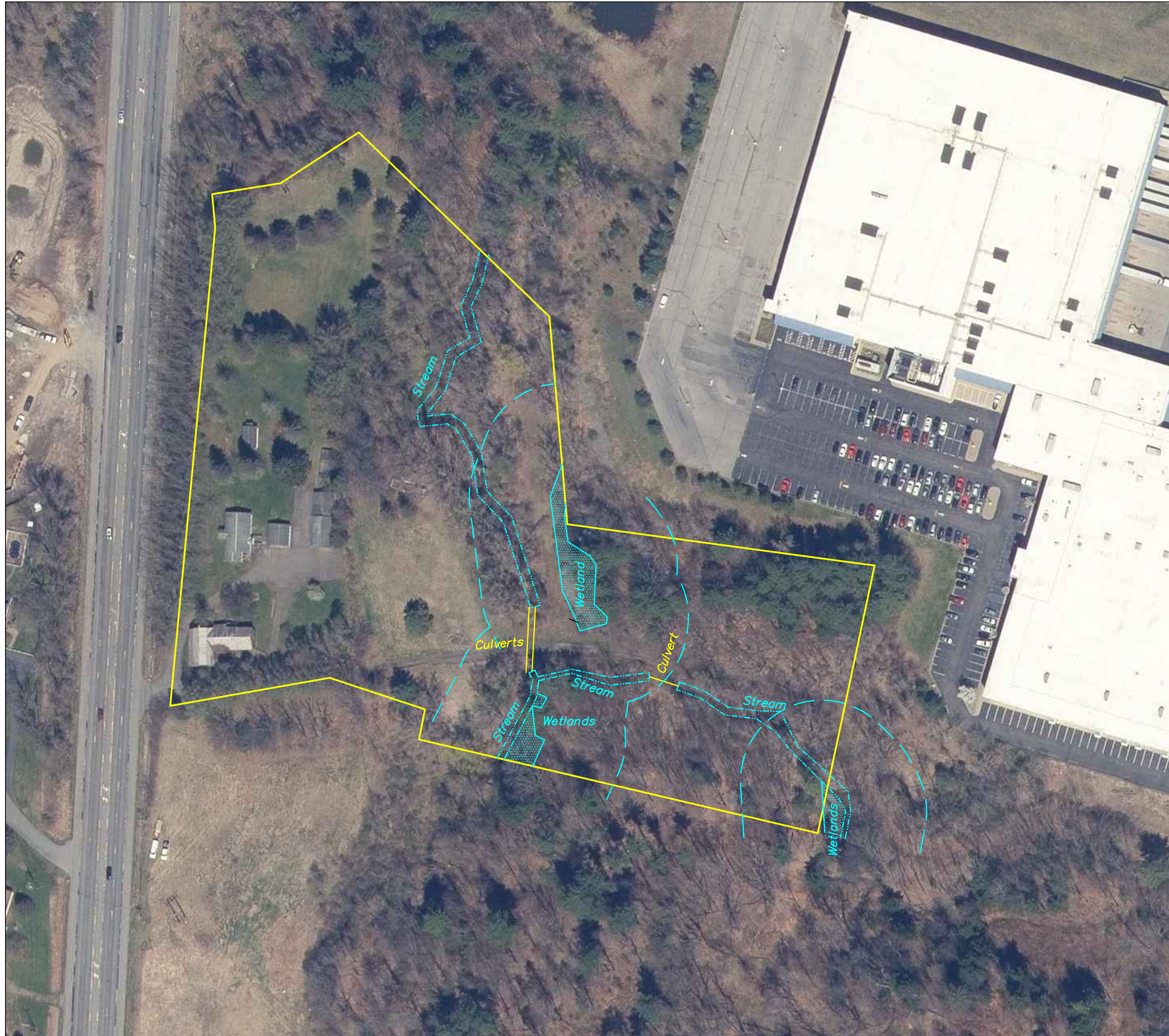
Documentation: Survey with aerial imagery and wetland delineations attached.

This information is deemed reliable, but not guaranteed. All information should be verified prior to purchase or lease.

CONTINUUM
COMMERCIAL REALTY

DEAN TAYLOR
REAL ESTATE BROKER/MEMBER
M: 518.361.0246 | O: 518.371.0200
dean@continuumcommercial.com

RYAN TAYLOR, CCIM
REAL ESTATE BROKER/MEMBER
M: 518.605.7792 | O: 518.371.0200
ryan@continuumcommercial.com



NOTES:

1. WETLANDS SHOWN HEREON AS DELINEATED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC ON MARCH 18, 2026.
2. PROPERTY LINES SHOWN HEREON AS PER TAX MAPPING.

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KEVIN H. WEED, P.L.S. No. 51,005

WETLAND DELINEATION MAP TAX PARCEL 260.-1-79

TOWN OF HALFMOON	SARATOGA COUNTY, NEW YORK
SCALE: 1" = 100'	DATE: MARCH 18, 2026
TELEPHONE NO.: (518) 383-0634	MAP NO.: 25 - 17 - 130

Gilbert VanGuilder
Land Surveyor, PLLC
 Professional Land Surveyors
 988 Route 146, Clifton Park, New York 12065
 gvglandsurveyors.com