



Pyramid Brokerage
Company

FOR SALE

**11 GRANDOE LANE
GLOVERSVILLE, NY**

77,867± SF

**WAREHOUSE
SPACE AVAILABLE**

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Property Highlights

Well maintained commercial office/warehouse building. Building has a newer roof, insulation, and a new boiler as well as numerous other renovations.

- 2.10± acres
- 12'-18' ceiling heights
- 1 passenger elevator
- Commercial zoning
- 2 Loading Docks
- 3 Drive-In Doors
- Alarm system
- New boiler and roof
- Public water & sewer

Demographic	1 Mile	3 Miles	5 Miles
Population	8,291	19,065	31,035
Households	\$72,203	\$72,893	\$78,280
Average H.H. Income	\$72,203	\$72,893	\$78,280
Daytime Employees	3,521	8,186	15,185
Source:	ESRI		

Traffic Counts	
North Main Street	2,833 AADT
East State Street	4,013 AADT
Source:	NYS DOT

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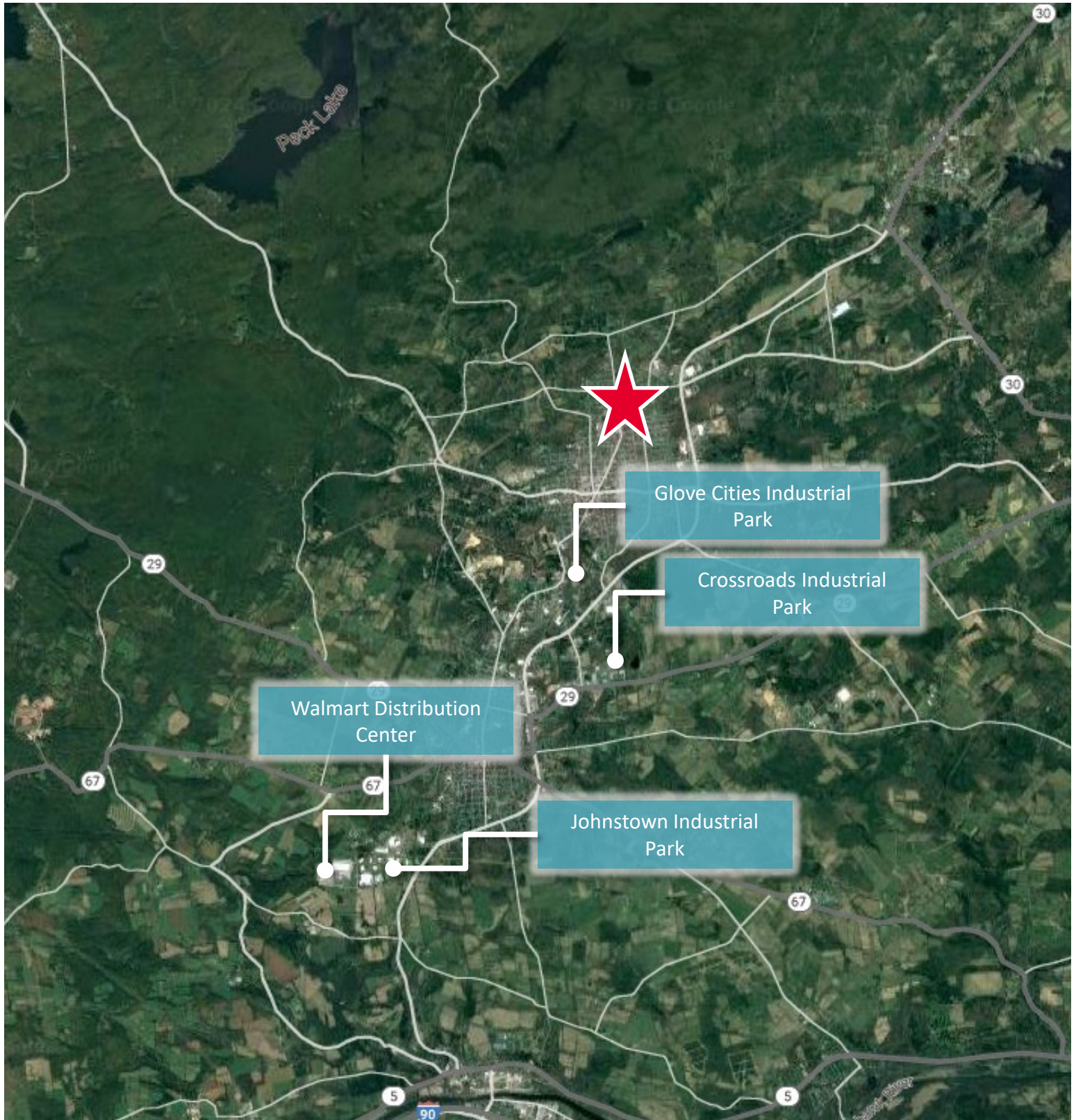


Property Highlights

Address	11 Grandoe Lane, Gloversville NY	Fire Protection	Fully Sprinklered
Year Built	1960	Dock Doors	2
Total Building SF	77,867± SF	Drive-ins	3
Construction	Cement	Zoning	Light Industrial
Land Area	2.10± acres	Floor	Concrete
Clear Height	12'-18	Lighting	LED
Est Real Estate Taxes	\$6,140.55	HVAC	GFHA
Tax ID#	134.11-4-21	Water & Sewer	Municipal

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For additional information, please contact:



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