

**FOR SALE****TOTAL ±64,650 SF | 3-INDUSTRIAL BUILDINGS COMPLEX****Property Highlights**

LOCATION:	26 miles south of Albany, 130 miles north of NYC, 5 miles to I-87 (NYS Thruway) Exit 21B
ZONING:	Light Industrial, Light Manufacturing
USES:	Manufacturing, storage, logistics, distribution, high-tech±
LOT SIZE:	±7.62 Acres
BLDG #1:	±39,900 SF with (3) 8'x9' grade-level doors
BLDG #2:	±15,000 SF with (1) 9'x9' truck-level door and (1) 12'x12' grade-level door
BLDG #3:	±9,750 SF with (1) 9'x9' and (1) 6'x9' grade-level door
WAREHOUSE HT:	24 ft. clear under-steel, includes 15,000 SF clear-span space
PARKING:	±150 spaces plus ample outdoor storage space
FEATURES:	Full office, conference room, cafeteria, bathrooms, security, fiber
HVAC:	Propane, high pressure natural Gas line just 1,000 feet away
ELECTRIC:	3-Phase electric, access to 4 MGW
WATER/SEWER:	Municipal
ASKING PRICE:	\$849,000

EXCLUSIVE CONTACT

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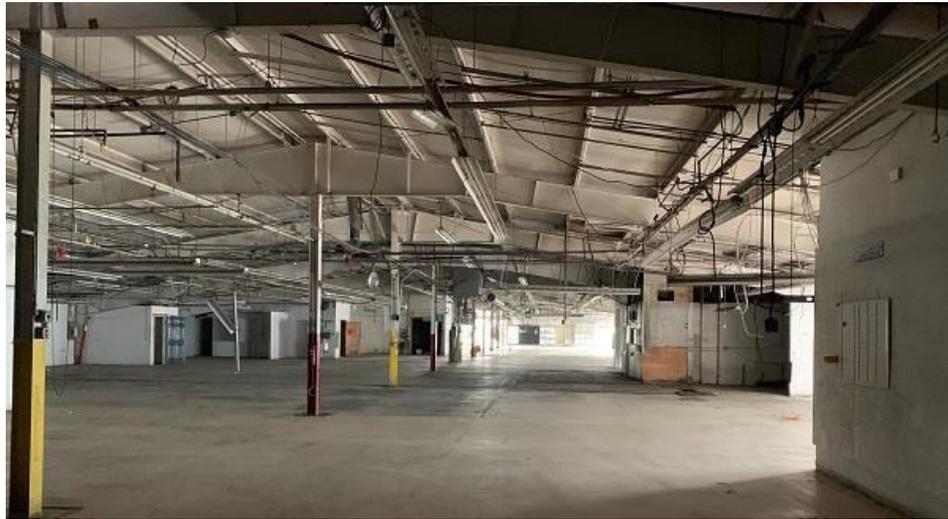
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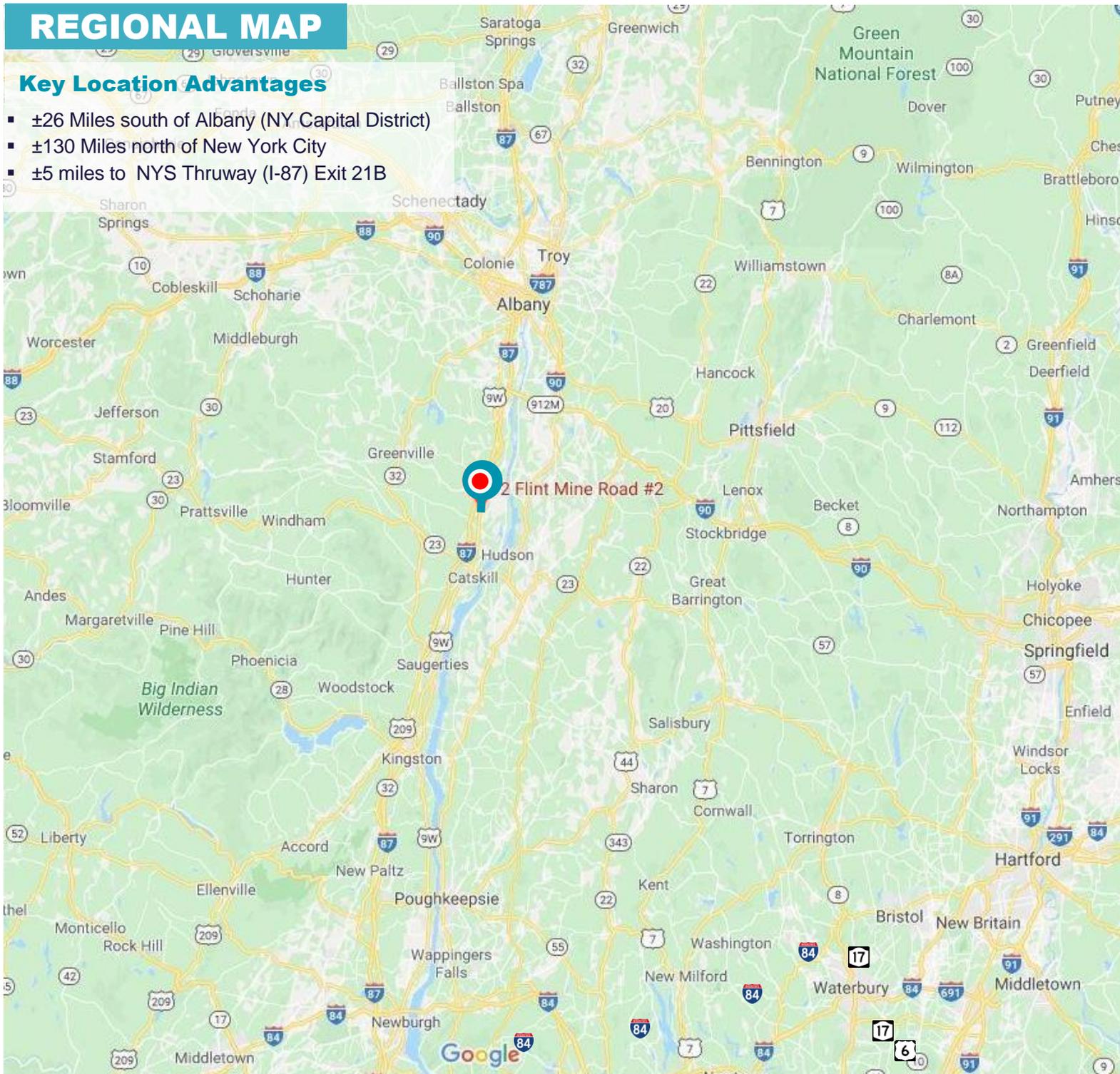
PROPERTY PHOTOS



REGIONAL MAP

Key Location Advantages

- ±26 Miles south of Albany (NY Capital District)
- ±130 Miles north of New York City
- ±5 miles to NYS Thruway (I-87) Exit 21B



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