

CLASS A FLEX BUILDING

232 Industrial Park Drive
Frankfort, New York 13340

FOR SALE/LEASE





PROPERTY HIGHLIGHTS

Entire Class A Building for Sale or Lease

Consists of 100,000± SF of warehouse and 41,072± SF of office situated on 26.10± acres. Built in 1998 and the warehouse was expanded in 2002.

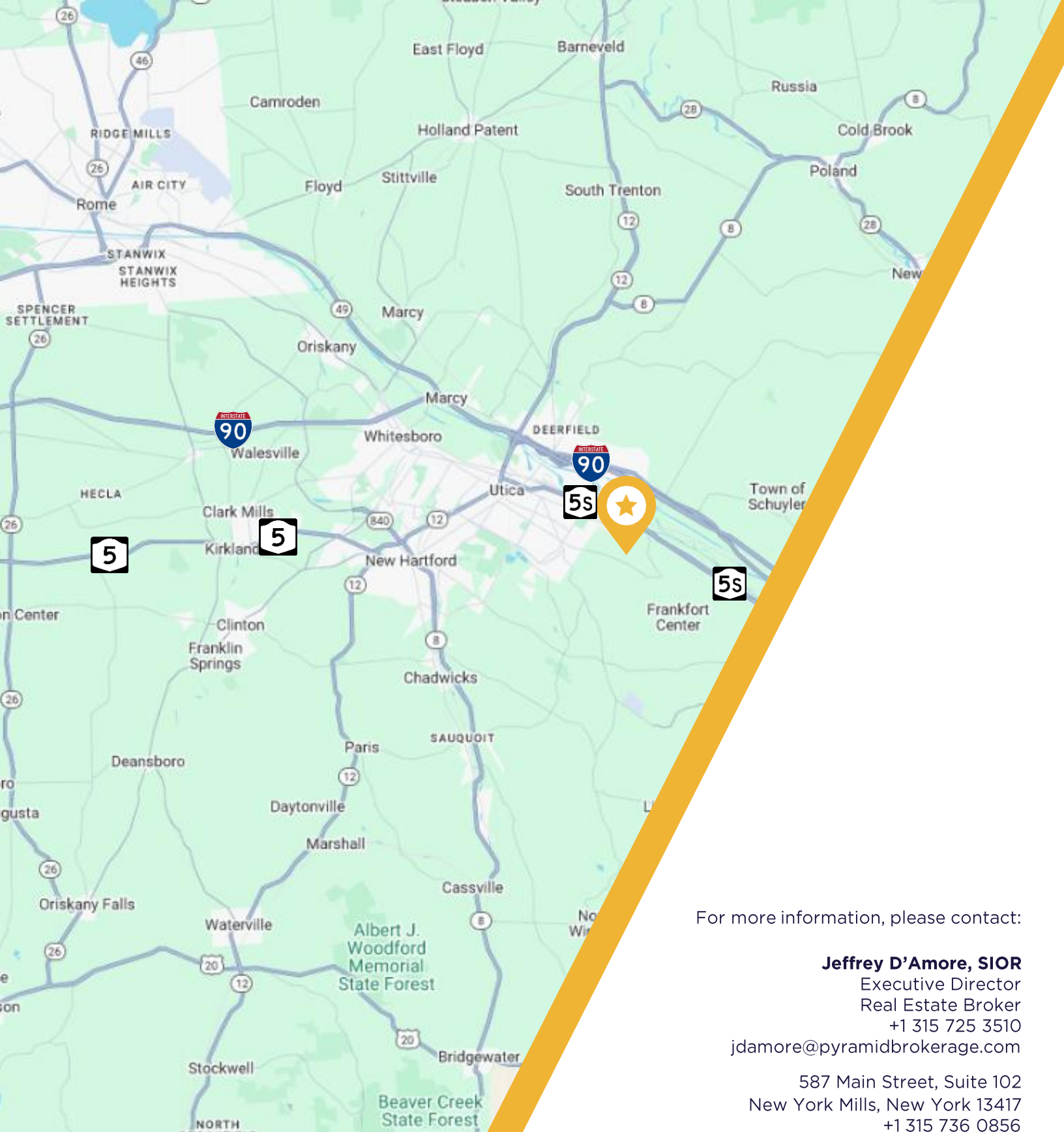
HIGHLIGHTS/

- Very well-maintained facility and conveniently located with access to Route 5S and the NYS Thruway (I-90)
- 32' clear height with 8" slab in warehouse
- ESFR sprinkler system (dry system in Server Room)
- 2,000 Amps at 480/277 Volts 3 Phase power
- Eight (8) 9'x10' dock doors
- One (1) 9'x10' grade level door
- One (1) 10'x10' grade level door
- One (1) 12'x14' grade level door
- 205 car parking spaces
- Excess land for yard space, parking, or future development
- Electric and Natural Gas via National Grid
- Municipal water and sewer via Mohawk Valley Water Authority
- Herkimer County with a very proactive Industrial Development Agency
- Tax ID#s: 104.3-1-27.11 & 104.3-1-27.2

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For more information, please contact:

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