

# 32.1 ACRES

INDUSTRIAL VACANT LAND

## FOR SALE

0 COLONEL FOSTER DRIVE, MONTGOMERY, NY 12575



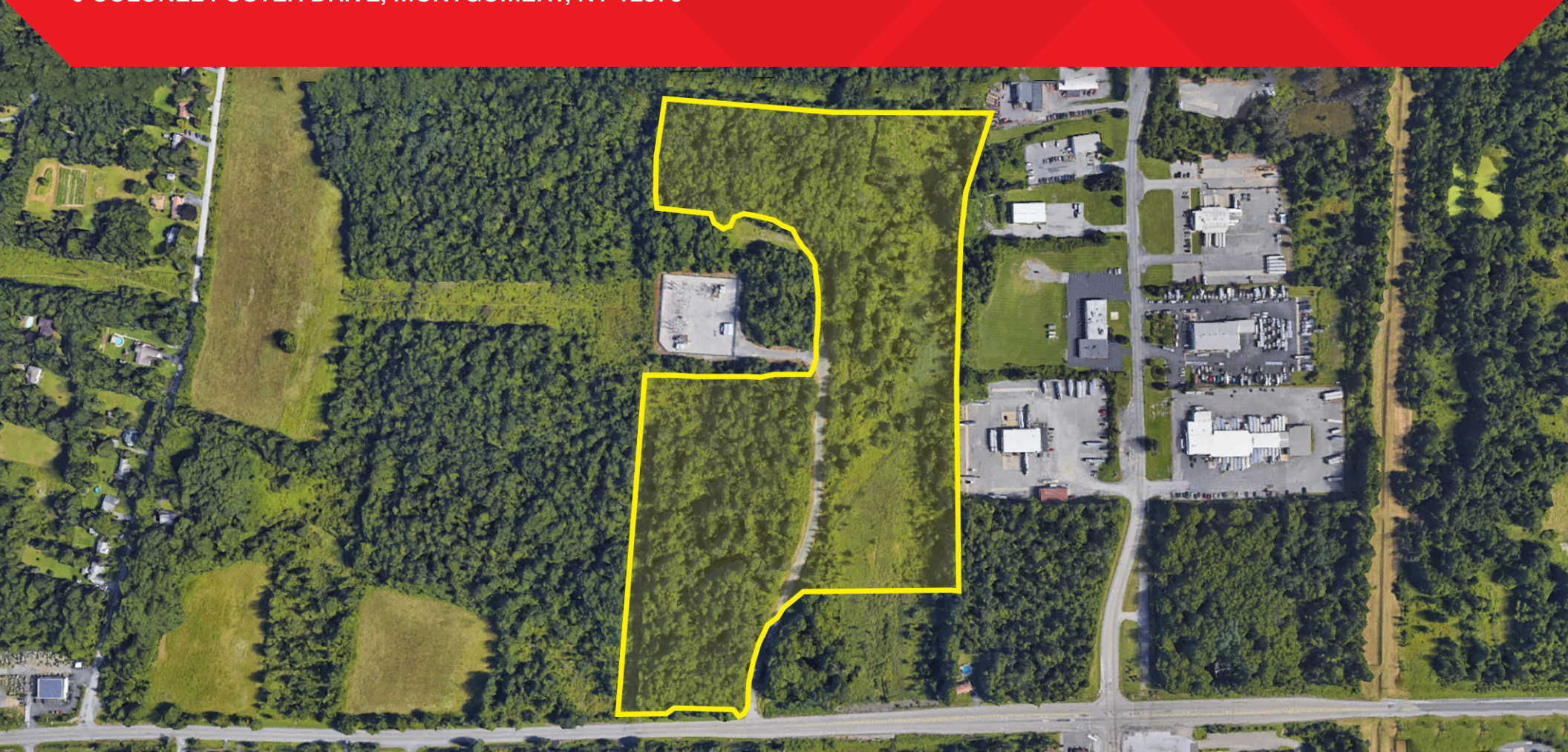
APPROVED  
FOR 100,000 SF  
WAREHOUSE



EASY ACCESS  
TO I-84 & I-87



ALONG 17K  
INDUSTRIAL  
CORRIDOR



**STANDBROKERAGE**  
COMPANY  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: [tculberson@standardbrokerageco.com](mailto:tculberson@standardbrokerageco.com)

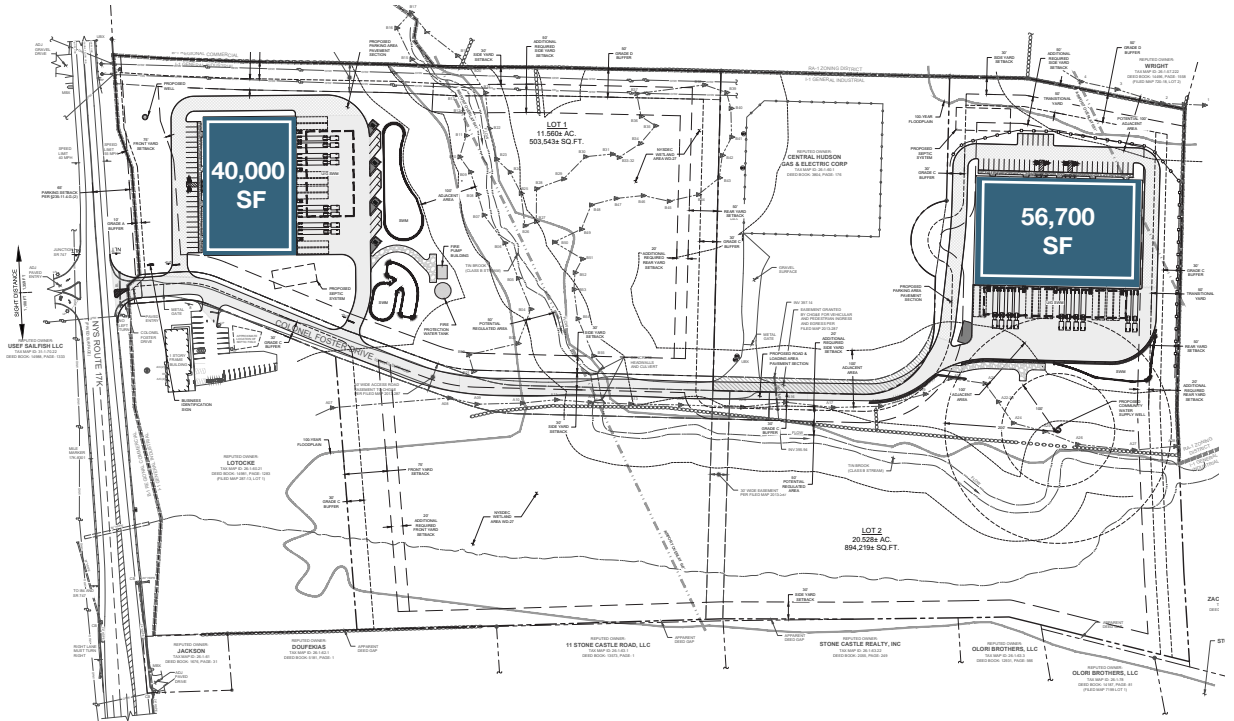
**SHAUN MCDONNELL**  
Licensed Real Estate Salesperon  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: [smcdonnell@standardbrokerageco.com](mailto:smcdonnell@standardbrokerageco.com)

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## PROPERTY OVERVIEW

Lot Size	32.1 Acres
Asking Price	\$4,000,000
Real Estate Taxes	\$6,624 (Est.)
Property Type	Vacant Industrial Land
Street Frontage	393 ± ft
Utilities (Gas & Electric)	Central Hudson
Water	Municipal
Municipality	Town of Montgomery
Zoning	Industrial, Town of Montgomery
Delivery	Immediate
Additional Details	Approvals for two separate flex space, multi-use or multi-tenant buildings. The 40,000 SF building has 393 feet of frontage on Route 17K and the 56,700 SF building is to the rear of the property.

**\* APPROVED \***



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## HIGHWAY ACCESS



Exit 32, I-84:	± 1.5 miles
Exit 17, I-87:	± 2.5 miles
Stewart International Airport:	± 4.6 miles

## 4 HOUR DRIVE TIME



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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