

Investment Opportunity | For Sale

1159 County Route 24, Granville, NY 12832

CBRE Upstate NY
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Fully Leased Industrial Facility

CBRE Upstate NY has been retained as the exclusive advisor in the sale of a ±50,000 SF industrial/warehouse building. The property is located in the Washington County Town of Granville, NY near the New York and Vermont state border. The facility was built in 1990 and has been completely renovated in 2023. The Tenant, Amazon.com Services, LLC, has added a large parking lot, extensive canopy for pickup/deliveries and has done major interior improvements. Amazon took over the property in early 2023 to start renovating the building and site for their use. The initial lease is for five (5) years, and the Tenant has multiple renewals in place to stay long term.

Tax ID	117-1-3.8
2024 Assessment	\$929,300
Equalization Rate	95%
2023 General Tax	\$9,320.89
2023/2024 School Tax	\$12,766.49
Combined Tax	\$22,087.38
Zoning	Town of Granville does not have zoning at this time
Utilities	Municipal water and sewer

For Sale at: \$3,950,000

[Click HERE to View Offering Memorandum](#)



Contact Us

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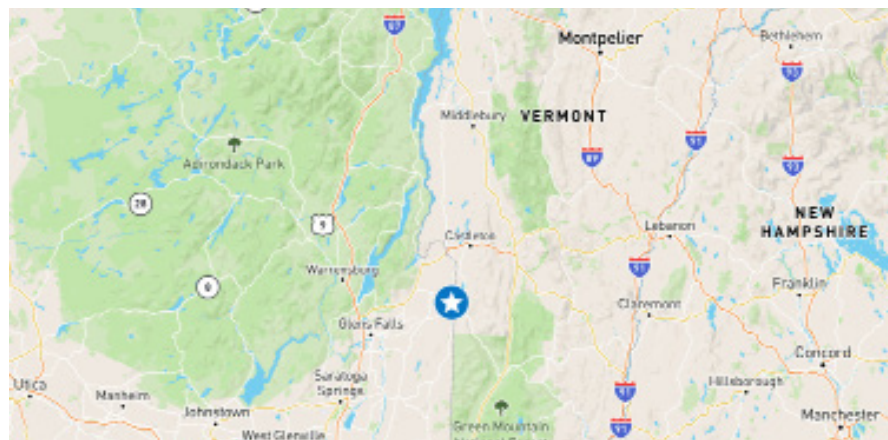
www.cbre.com/Albany

Fully Leased Industrial Facility

- + Six docks with levelers; Four grade level doors
- + 21' ceiling height at center
- + Renovated in 2023
- + ±22.96 acre site
- + Wet sprinkler system
- + 1,200 amp/3 phase power
- + ±250 parking spaces - not including covered canopy
- + For full offering memorandum, please contact listing broker

Directions

- + Location: [From downtown Granville, take Route 24 north](#)



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