

# 85.5 ACRES

VACANT LAND

## FOR SALE

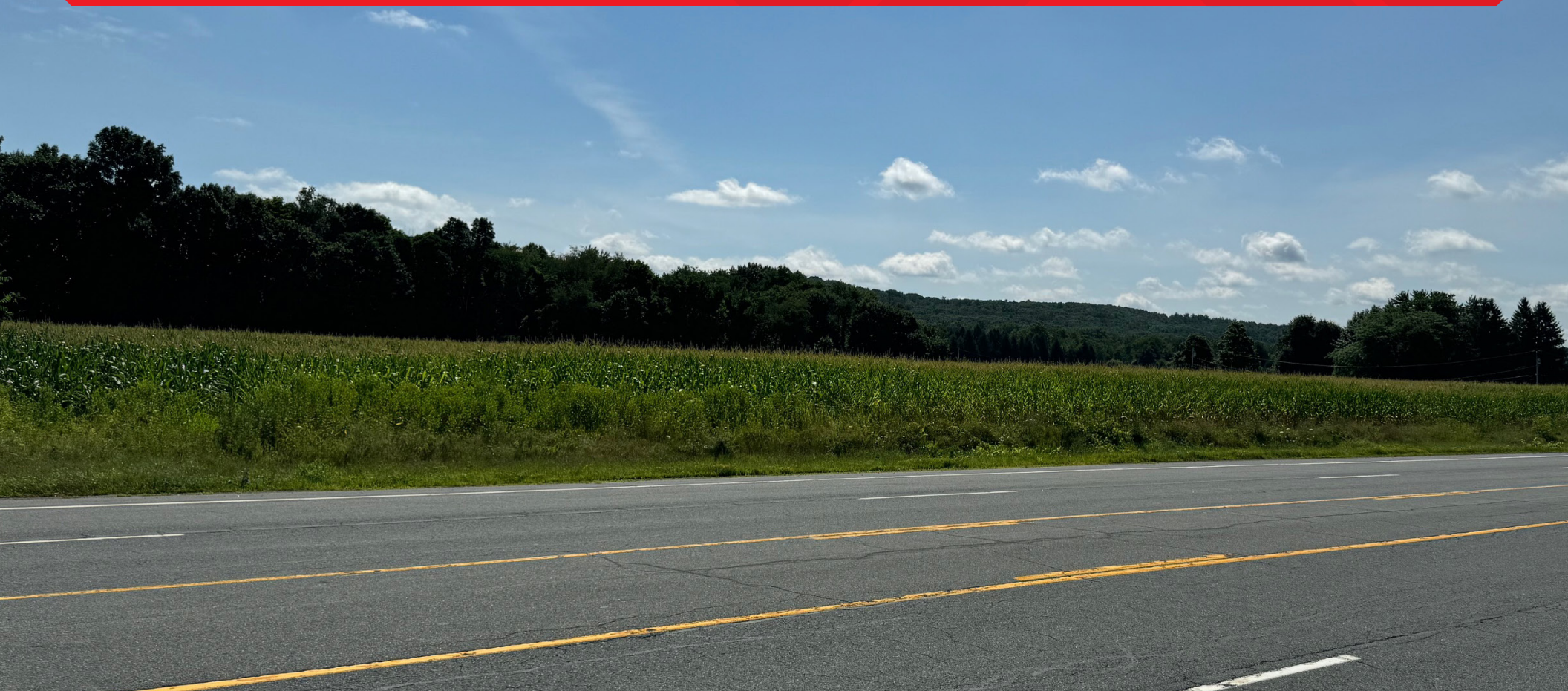
1250 ROUTE 9, SCHODACK, NY 12033



LOCATED ON  
ROUTE 9,  
UNDER 1 MILE  
TO I-90



30+ ACRES  
ZONED HIGHWAY  
COMMERCIAL



**STANDBROKERAGE**  
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**INTRODUCTION:**

## Property Overview

The site is located approximately 7 miles southeast of Albany and has recently seen significant industrial development with two recent deals for Amazon at 1,000,000 SF and 278,000 SF. Interstate 90 (exit 12) is approximately 1 mile south.

Lot Size	85.5 Acres
Asking Price	\$2,600,000
Zoning	Highway Commercial, Town of Schodack
Utilities (Gas & Electric)	National Grid
Water	Municipal
Septic	Private

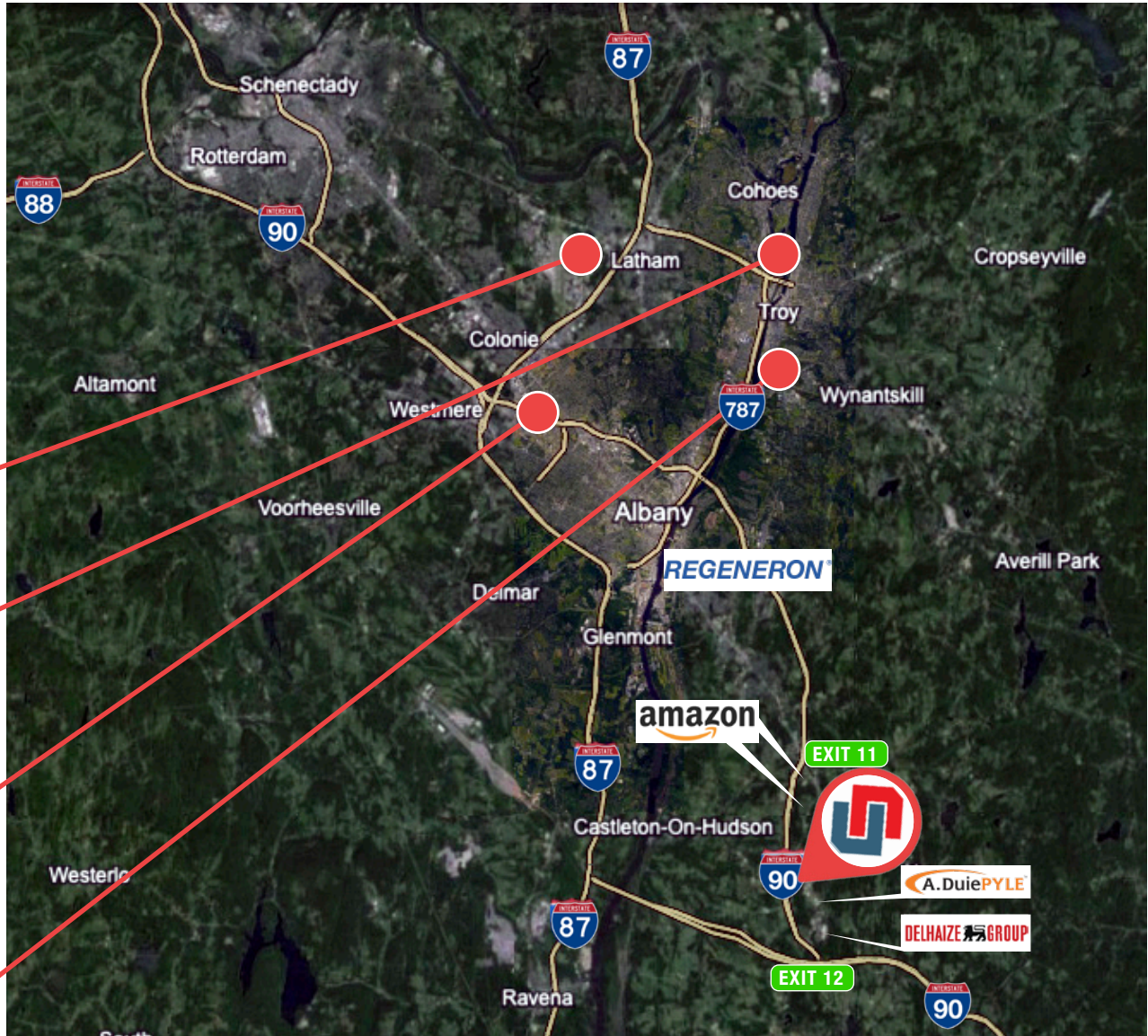


REGIONAL DISTRIBUTORS:

# In Good Company

Rensselaer County and the Route 9 corridor has experienced explosive growth in the regional logistics market with the recent addition of 2 new Amazon Distribution Centers totaling 1,295,000 sf.

PHILLIPS | Lindenmeyr Munroe | Forward Air | UPS | KAMAN  
 VOLVO | Herc Rentals | RV One | pepsi | NAPA  
 ecovative | mohawk | AMG | FERGUSON | Honeywell  
 ATD | Coca-Cola | BIMBO | Kamco | NTW  
 amazon | A.H. Harris & Sons, Inc. | HARRIS | LENNOX | TRANE | m | marccone  
 Where Restaurants Buy | Restaurant Depot | LKQ | ABC Supply Co. Inc. | Cummins | UNITED STATES POSTAL SERVICE  
 FedEx | FleetPride | BOB BILMASON | WEBER



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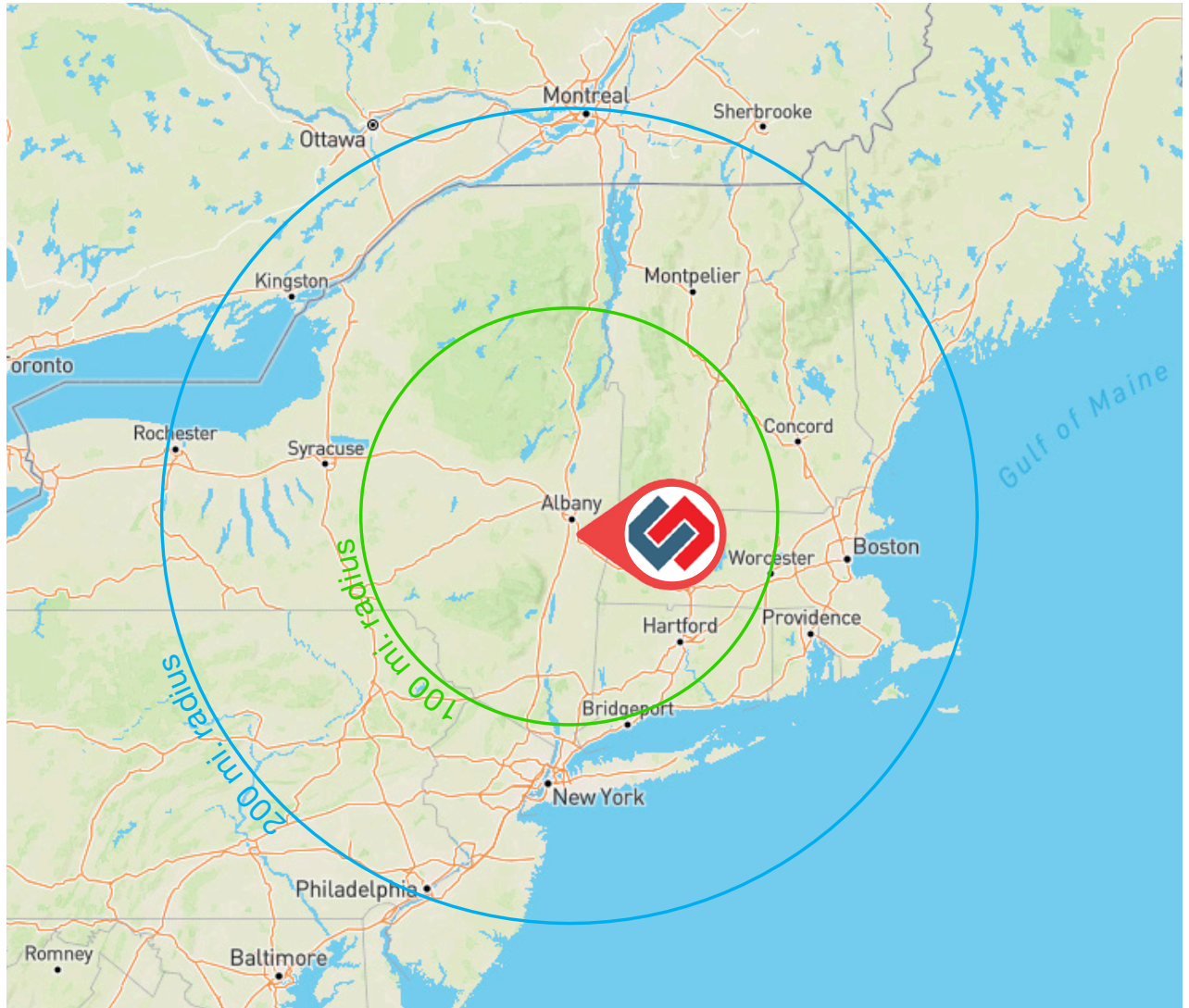
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**CONNECTIVITY:**

## Excellent Access

Situated on Route 9 with access via I-90 (Exit 12) to Berkshire Spur, I-87 Northway, and NYS Thruway. Nearby distribution users include Amazon, Hannaford, and A. Duie Pyle.

Downtown Albany	±14 miles
Albany International Airport	±22 miles
I-90 (Exit 12)	±1 mile



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.