

**Exclusive Offering
FOR SALE or LEASE**

137 East State Street Extension Gloversville, NY



DESCRIPTION: ±200,000 SF main building plus several free standing buildings on ± 48.9 acres.

LOCATION: Just off Route 30A, ± 14 miles north of exit 28 of the NYS Thruway, ± 40 miles west of exit 24 of I-90 (Albany)

SALE PRICE: \$2.2 Million

LEASE PRICE: \$4.00 SF

LEASE TYPE: Gross Plus Utilities

ZONING: M-1 Manufacturing

CONSTRUCTION TYPE: Concrete Block

ROOF: SD Caruthers hypalon single ply membrane

UTILITIES: Municipal water & sewer

PARKING: ± 250

SPRINKLERS: Wet sprinkler system with 8 independent risers

TAX INFORMATION:

Parcel ID# 134.-2-3

School – \$ 29,000

City & County – \$29,000

HVAC: Gas hot air units throughout the building. Central air throughout production areas.

ELECTRIC: 69 kva substation on site with 480V 3-phase service throughout

PRODUCTION BOILERS: Two(2) 200 hp 1962 Ames steam generators with retrofitted Iron Firemen burners (1 gas and 1 gas + oil dual fuel)

CEILING HEIGHT: 14'3" in section A and 18' in section B

TRUCK LOADING:

East Wall

- (4) 10' x 10' overhead doors @ 48" height w/load levelers
- (1) 8' x 10' overhead door with ramp-up into building

South Wall

- (1) 8' x 10' overhead door @ 48" to interior ramp
- (3) interior loading docks @ 48" with Kelley hydraulic loading levelers; 88' deep interior truck court

OUT BUILDINGS:

- Two (2) contiguous metal storage buildings (±14,880 SF and ±6,240 SF) with gas fired hot air blowers. Exterior platform at dock height with load levelers for truck loading and 16' clear height at eaves.
- One (1) 3 bay masonry garage structure with (3) 12' x 12' and (1) 8' x 10' manual overhead doors.
- Small grounds maintenance shed

MIKE SAMPONE
Associate Broker
(518) 489-9199, Ext. 18
(518) 727-7561 – Cell
msampone@pyramidbrokerage.com

PETER STRUZZI, SIOR
Principal Broker
(518) 489-9199 – Ext. 11
(518) 229-6795 - Cell
pstruzzi@pyramidbrokerage.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

**Pyramid Brokerage
Company**

COMMERCIAL REAL ESTATE SOLUTIONS

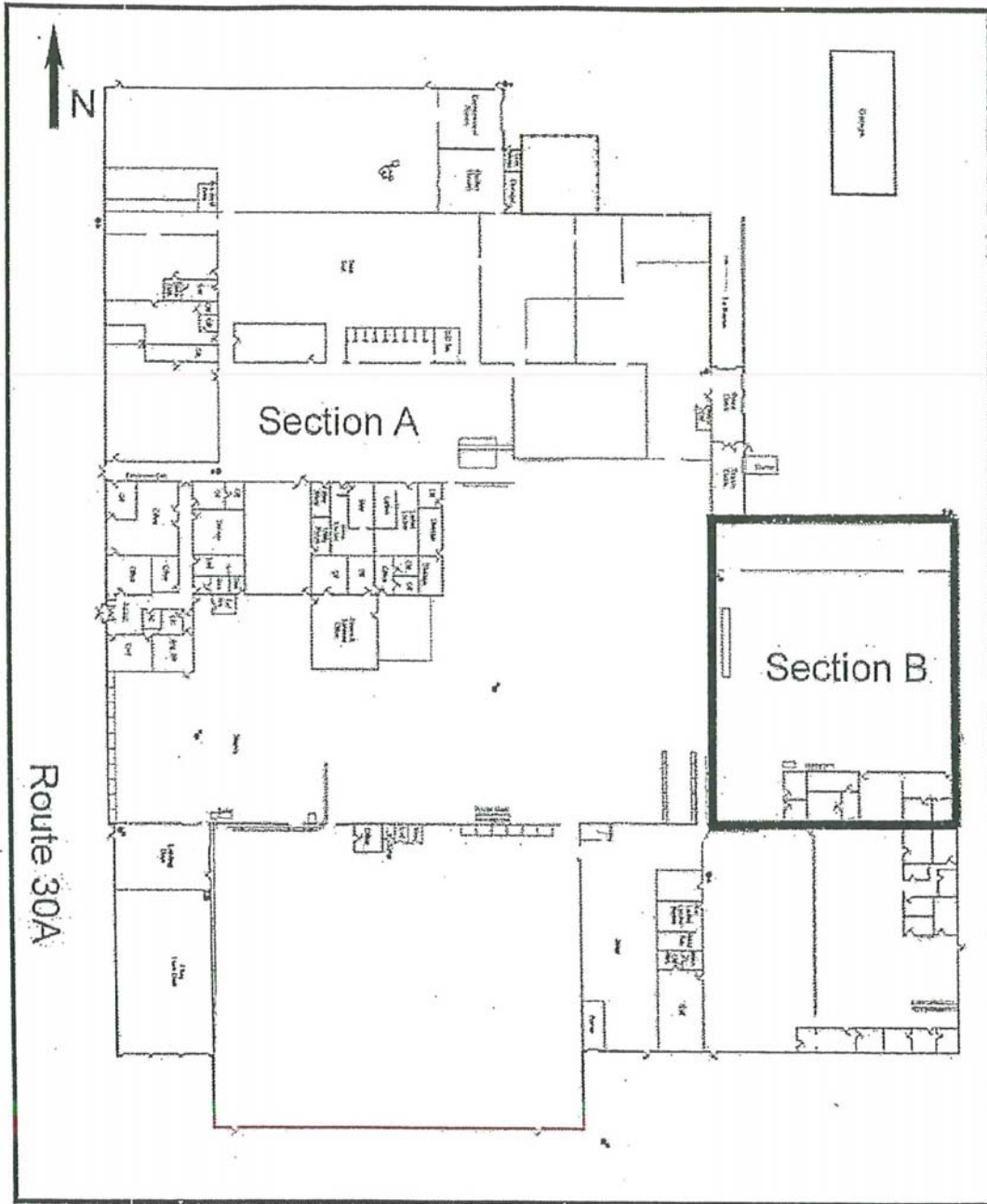
40 British American Blvd. Suite 2A Latham, NY 12110
(518) 489-9199 • Fax: (518) 489-3492 pyramidbrokerage.com

An independently owned and
operated member of the
**CUSHMAN &
WAKEFIELD**
ALLIANCE

**Exclusive Offering
FOR LEASE**

137 East State Street Extension Gloversville, NY

FLOOR PLAN



PETER STRUZZI, SIOR
Principal Broker
(518) 489-9199 - Ext. 11
(518) 229-6795 - Cell
pstruzzi@pyramidbrokerage.com

MIKE SAMPONE
Associate Broker
(518) 489-9199, Ext. 18
(518) 727-7561 - Cell
msampone@pyramidbrokerage.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

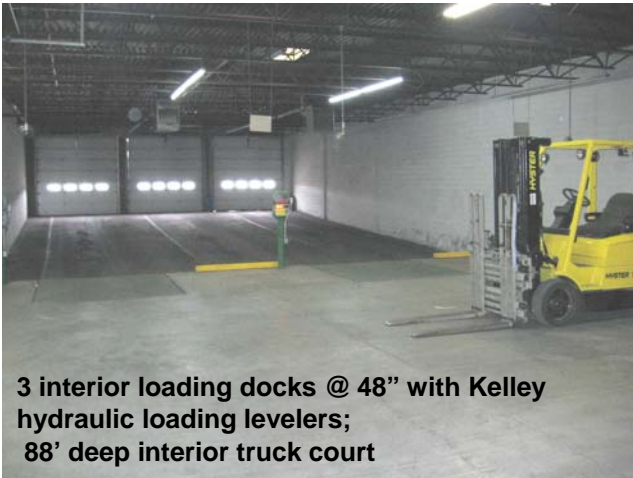


COMMERCIAL REAL ESTATE SOLUTIONS

40 British American Blvd. Suite 2A Latham, NY 12110
(518) 489-9199 • Fax: (518) 489-3492 pyramidbrokerage.com



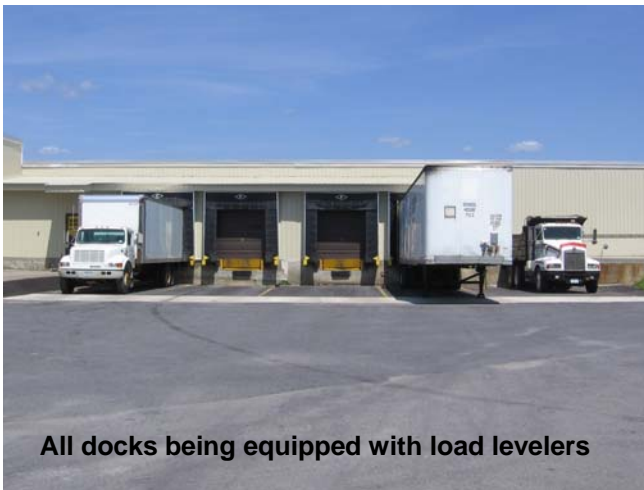
137 East State Street Extension Gloversville, NY



3 interior loading docks @ 48" with Kelley hydraulic loading levels;
88' deep interior truck court



Two (2) contiguous metal storage buildings ($\pm 14,880$ SF and $\pm 6,240$ SF) with gas fired hot air blowers.



All docks being equipped with load levels



Plenty of office space available



Plenty of flexible, sprinkled warehouse space



More than enough power

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



**Pyramid Brokerage
Company**

COMMERCIAL REAL ESTATE SOLUTIONS

40 British American Blvd. Suite 2A Latham, NY 12110

(518) 489-9199 • Fax: (518) 489-3492 pyramidbrokerage.com

An independently owned and
operated member of the



137 East State Street Extension Gloversville, NY

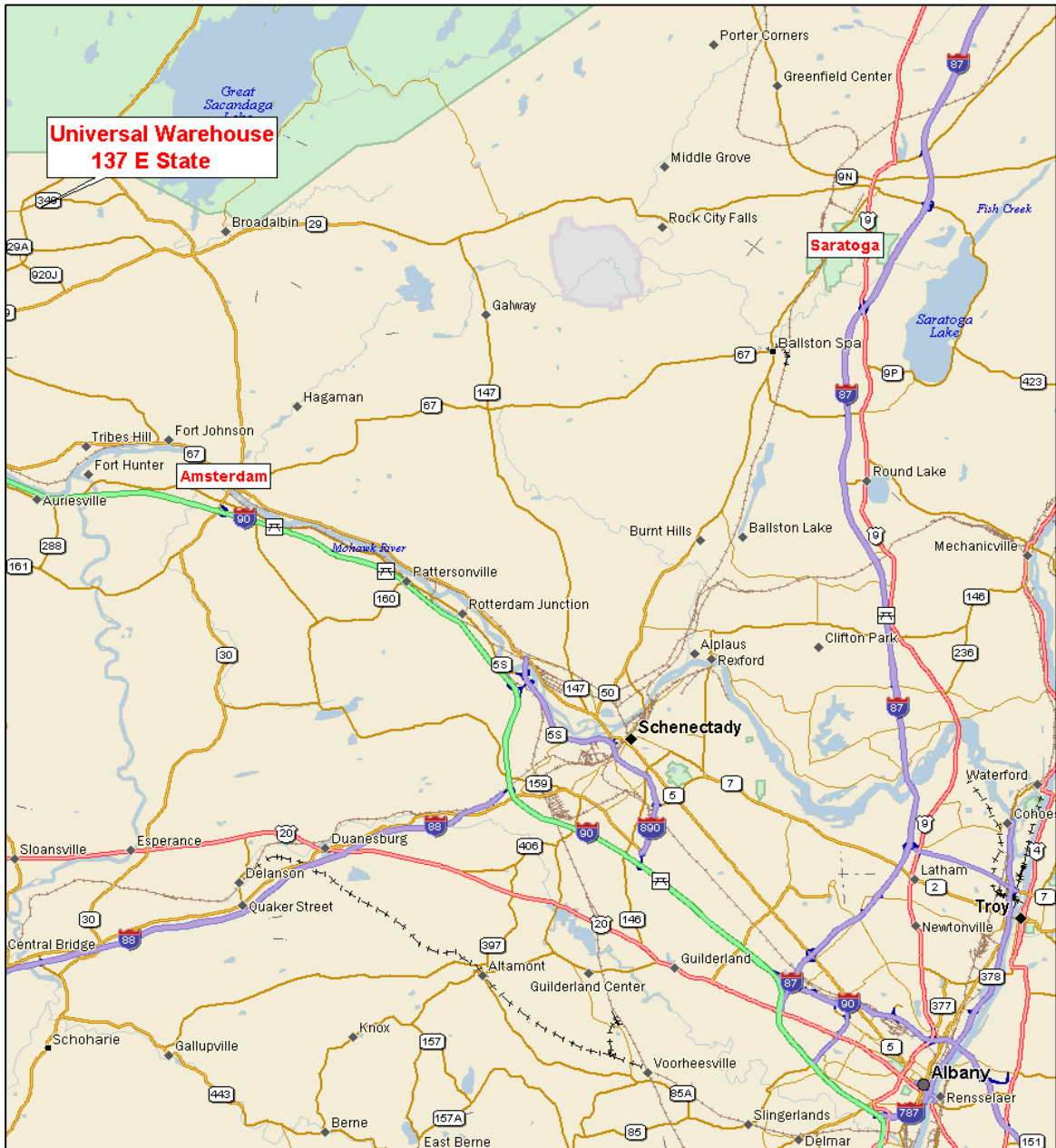
LOCATION:

Located in Gloversville, New York, the Transportation and Warehousing Distribution Center is one of the areas premier facilities and with easy reach of:

NYS Thruway (I-90)..... 15 miles
 Target-Amsterdam.....12 miles
 Hero Beechnut-Amsterdam.....12 miles
 Global Foundries-Malta.....40 miles

Walmart-Johnstown.....6 miles
 Sharon Springs.....33 miles
 Marcy.....45 miles
 Albany.....50 miles

...



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



COMMERCIAL REAL ESTATE SOLUTIONS

40 British American Blvd. Suite 2A Latham, NY 12110
 (518) 489-9199 • Fax: (518) 489-3492 pyramidbrokerage.com

