

**Pyramid Brokerage
Company**



FOR SALE

**101 ERIE BOULEVARD
CANAJOHARIE, NY**

210,374± SF

**INDUSTRIAL
BUILDINGS
AVAILABLE**

JEFFREY D'AMORE, SIOR
Executive Director
Real Estate Broker
+1 518 954-9160
jdamore@pyramidbrokerage.com

40 British-American Boulevard
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

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FOR SALE

101 Erie Boulevard Canajoharie, NY



210,374± SF

Property Highlights

Multi-Building manufacturing facility available for immediate sale. The facility consists of 4 buildings on 10± Acres located off Exit 29 of the NYS Thruway.

- (6) Dock Doors
- (11) Grade Level Doors
- Heavy Power
- Building Signage
- Easy Access to I-90 NYS Thruway
- Tax ID# 63.13-1-13
- Excess land for yard space or future building expansion

Demographic	1 Mile	3 Miles	5 Miles
Population	2,722	5,671	8,692
Households	1,154	2,392	3,557
Average H.H. Income	\$76,801	\$71,104	\$72,904
Daytime Employees	1,459	2,482	3,201
Source:	ESRI		

Traffic Counts	
Erie Blvd	3,775 AADT
I-90 NYS Thruway	25,929 AADT
Source:	NYS DOT

FOR SALE

101 Erie Boulevard Canajoharie, NY



Property Highlights

Address	101 Erie Blvd, Canajoharie NY	Fire Protection	Sprinklers
Year Built	1960	Electrical	3 Phase
Total Building SF	210,374± SF	Dock Doors	6
Available SF	210,374± SF	Drive-ins	11
Construction	Masonry and Steel	Zoning	M1
Land Area	10± acres	Parking	200± Spaces
Office Area	6,000± SF	Roof	Rubber
Clear Height	8' – 24'	HVAC	GFHA
Security	Alarm	Utility Providers	National Grid

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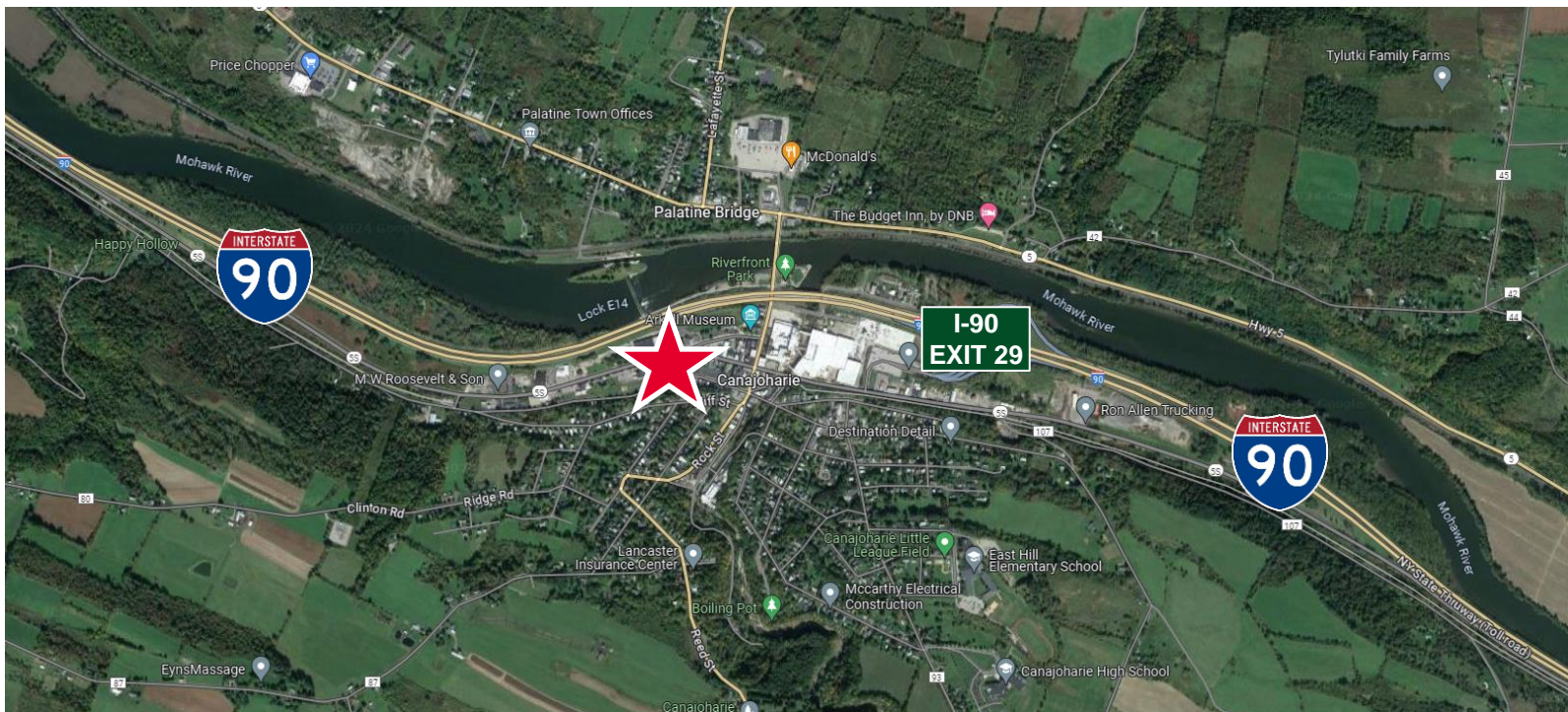
101 Erie Boulevard Canajoharie, NY



Building Number	Approximate SF
Building 39	5,900±
Building 69	60,474±
Building 100	140,000±
Building 101	4,000±
Total	210,374±

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For additional information, please contact:



Jeffrey D'Amore, SIOR

Executive Director

Real Estate Broker

+1 518 954 9160 (mobile)

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