

735 State Route 52
Walden, NY 12586

INDUSTRIAL PROPERTY FOR SALE



Asking Price:
\$2,499,000



CONTACT OUR
COMMERCIAL
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New Construction

BRAND NEW BUILDING!



Property Details

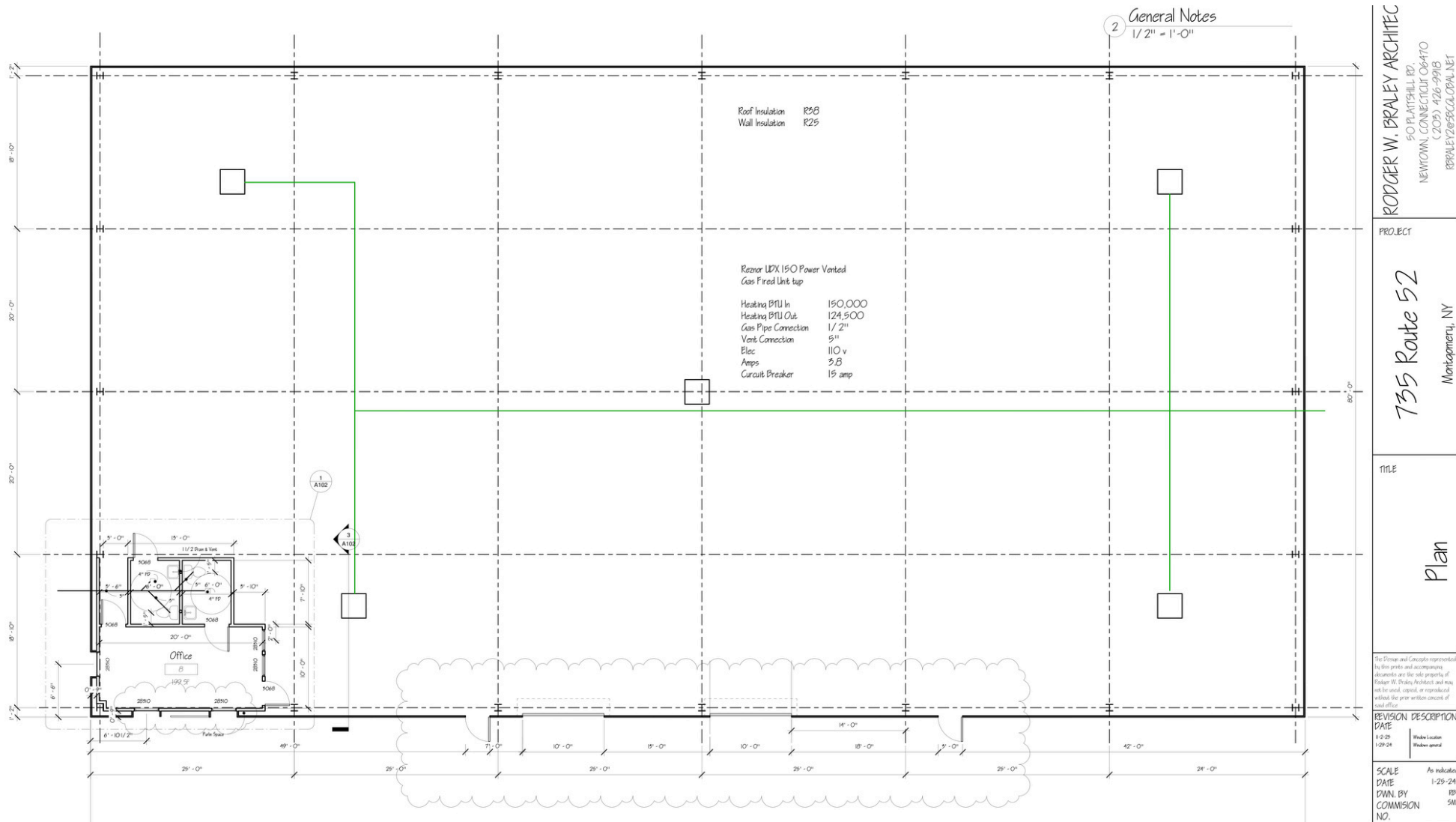
Asking Price:	\$2,499,000
Building Sq. Ft:	12,000
Lot Size:	2.9 Acres
Ceiling Height:	35 Ft Clear Span
Tax ID:	334289-010-000-0001-054.100-0000
SBL:	10-1-54.1
Loading Dock:	10 x 10 Ft Door
Drive-In:	12 x 12 Ft Door
Zoning:	Crossroads Overlay
Utilities:	3-Phase Electric - 400 AMPS Septic Sewer, Drilled Well, Propane Heating

Property Highlights

- This is a remarkable chance for a business to move into this brand-new, exceptional warehouse that is ready for immediate occupancy!
- It has been meticulously designed to meet the users' needs perfectly.
- Suitable for various uses, including distribution, manufacturing, and warehousing!
- With a clear ceiling height of 35 feet, this building can accommodate up to 1,300 pallets, comparable to a 20K square foot space. Additionally, You are taxed for a 12K sq. ft. building while utilizing it as a 20K sq. ft. facility!
- This building includes a loading dock, drive-in, heavy power, nice office space, security cameras, and many amenities!
- This property boasts a prime location on Route 52!
- Spanning a total lot size of 2.9 acres, it offers a spacious parking lot along with beautifully maintained grounds.

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Floor Plan / 12,000 Sq. Ft.



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Loading Dock & Drive-In



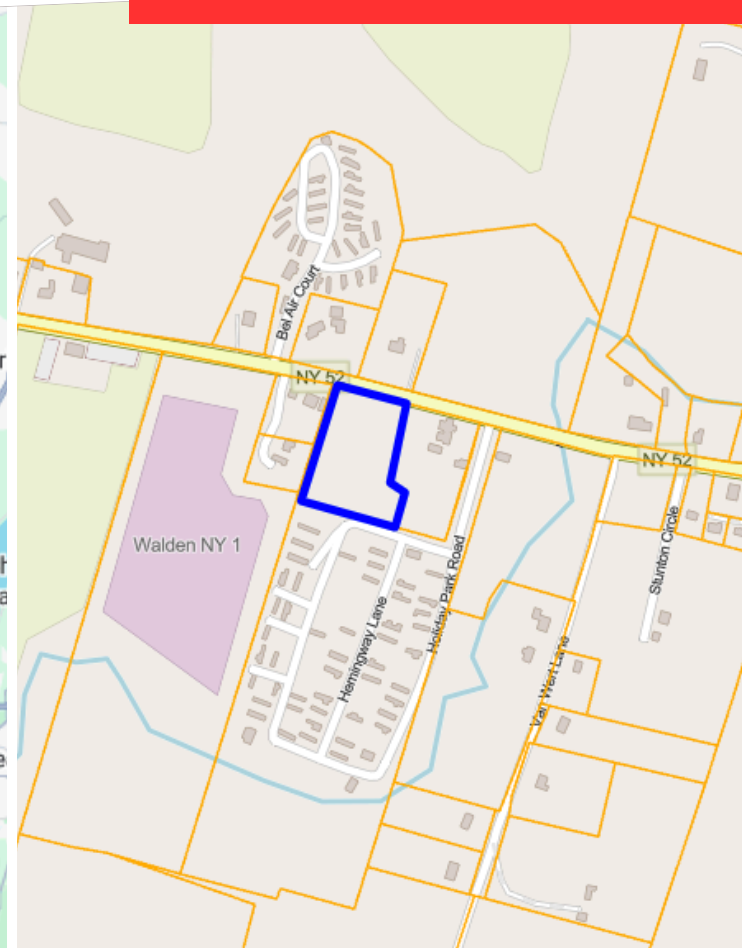
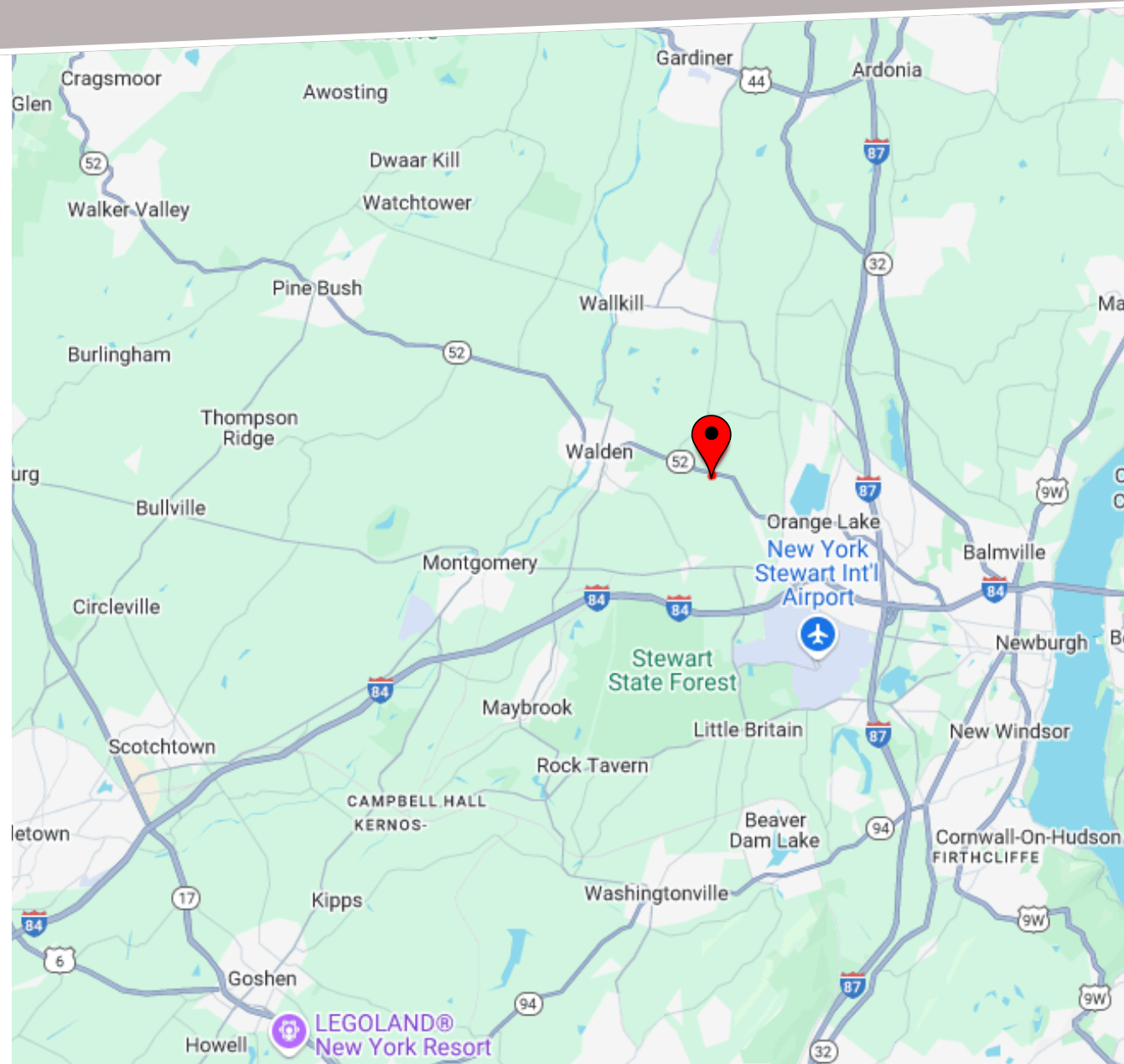
Loading Dock 10 x 10 Ft Door



Drive-In 12 x 12 Ft Door

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Prime Location



This Property Boasts a Prime Location on Route 52 in the Town of Montgomery!

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Lot Size: 8.3 Acres

**Spanning a Total Lot Size of 2.9
Acres, it Offers a Spacious
Parking Lot Along with
Beautifully Maintained Grounds!**



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Interior Photos

