



FOR LEASE 24,678 SQ. FT. WAREHOUSE - 20' CEILING HEIGHT

63 RAILROAD AVE, WALDEN, NY 12586

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,300,000
Lease Rate:	\$9.00 SF/yr (MG)
Building Size:	24,678 SF
Available SF:	10,000 - 24,678 SF
Lot Size:	7.9 Acres
Renovated:	2018
Zoning:	H-1

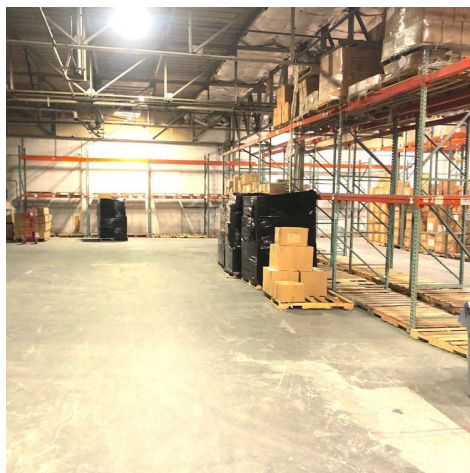
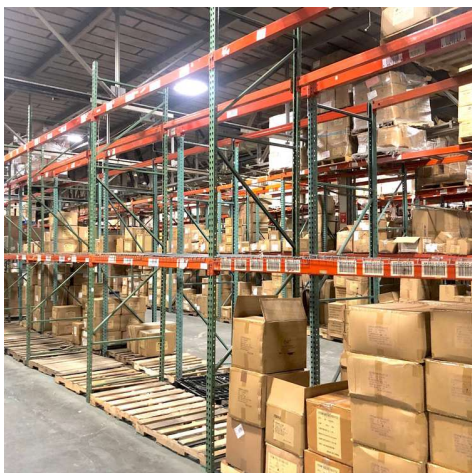
PROPERTY OVERVIEW

Industrial warehouse building ideal for manufacturing and distribution. Municipal water and sewer. Significant upgrades to the building in the last 2 years include: roof raised 6 feet (clear span steel truss) bringing the ceiling height to 20', 15' clear to bottom of beam, new \$50K security system with cameras throughout, and all new LED lighting in the warehouse. Electric: 800 amps. Willing to lease all or a portion of the building/warehouse.

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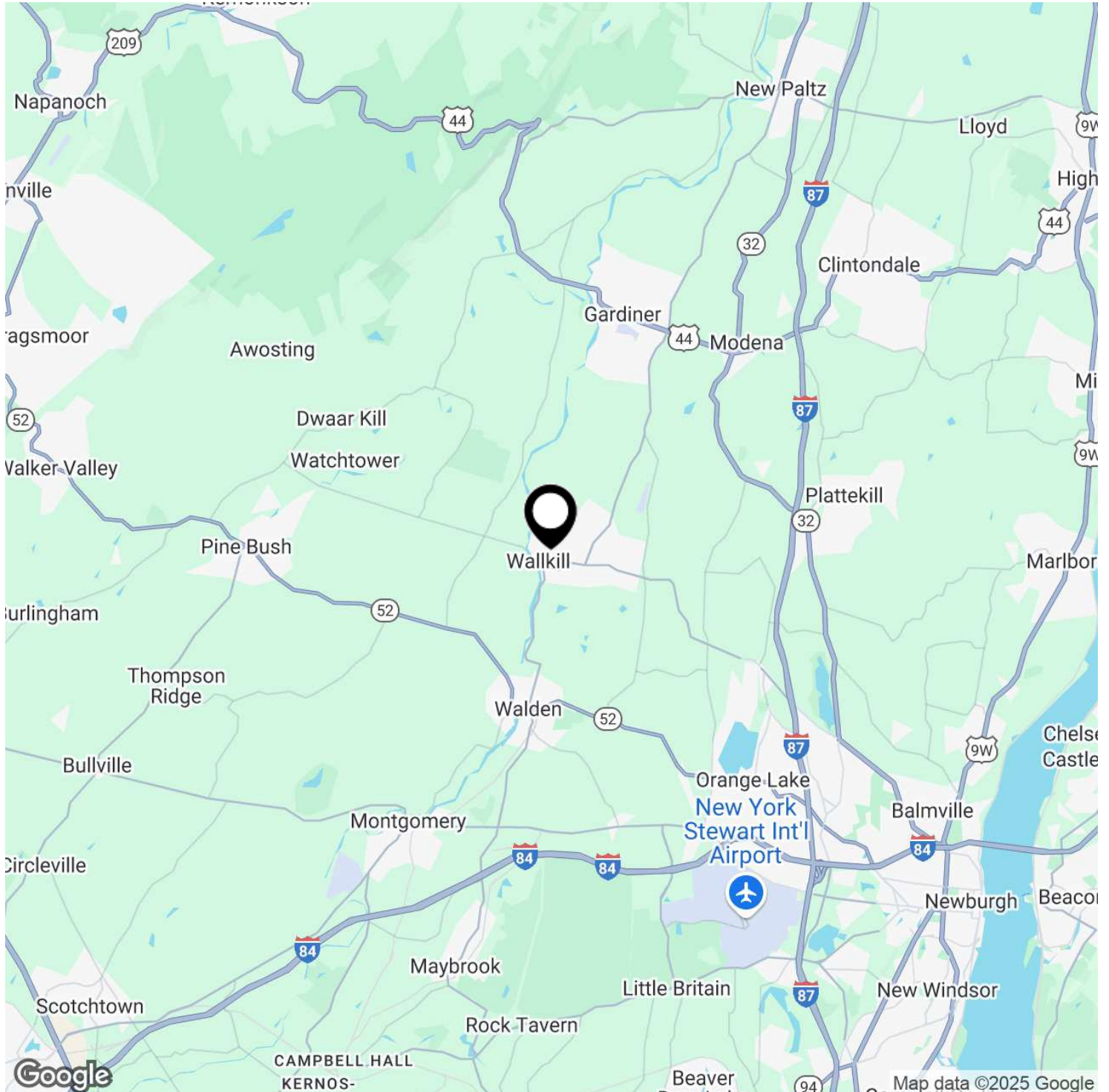
ADDITIONAL PHOTOS



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LOCATION MAP



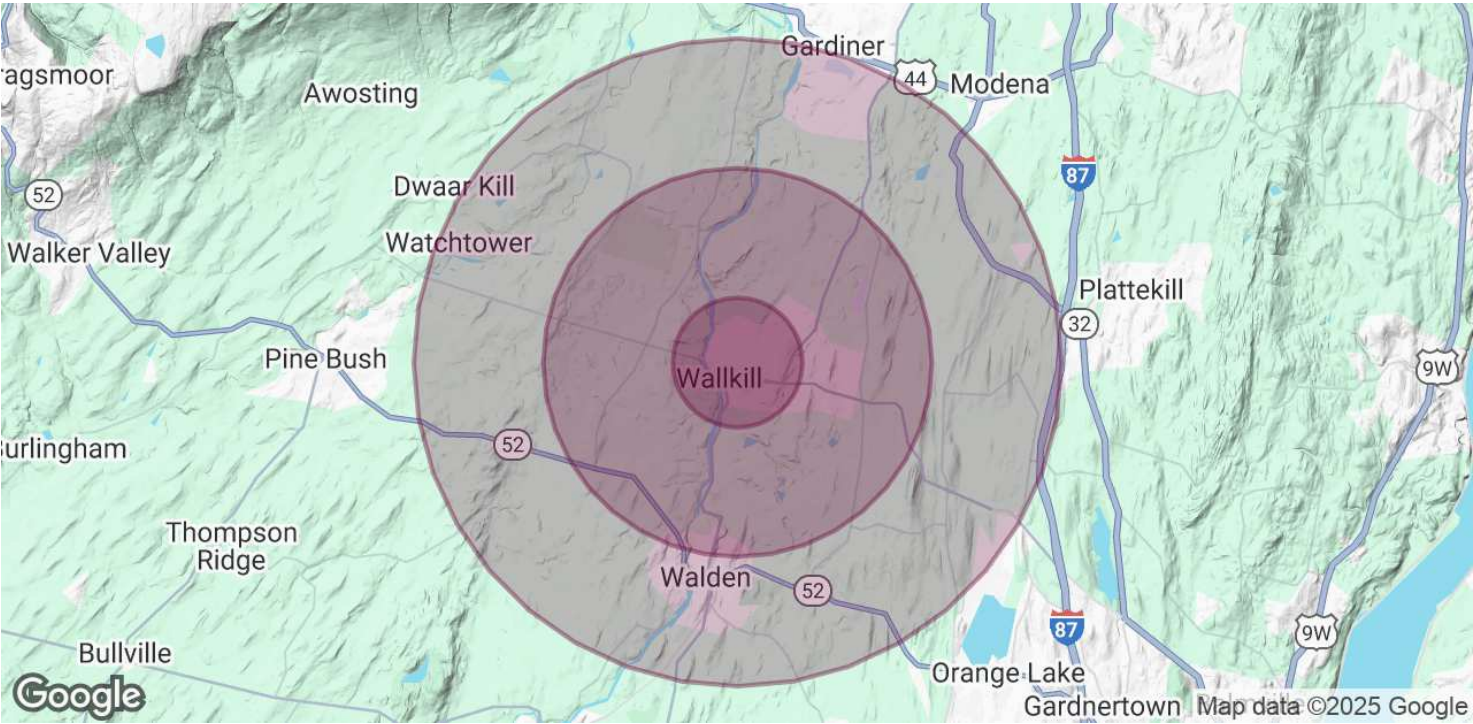
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,297	18,431	35,597
Average Age	37.7	37.7	38.1
Average Age (Male)	37.6	37.2	37.4
Average Age (Female)	37.8	38.2	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,262	6,719	12,165
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$68,515	\$74,082	\$78,596
Average House Value	\$302,869	\$315,222	\$326,082

2020 American Community Survey (ACS)