

**72 COUNTY ROUTE 53**  
GREENWICH, NY

AVAILABLE FOR LEASE  
**INDUSTRIAL PROPERTY**

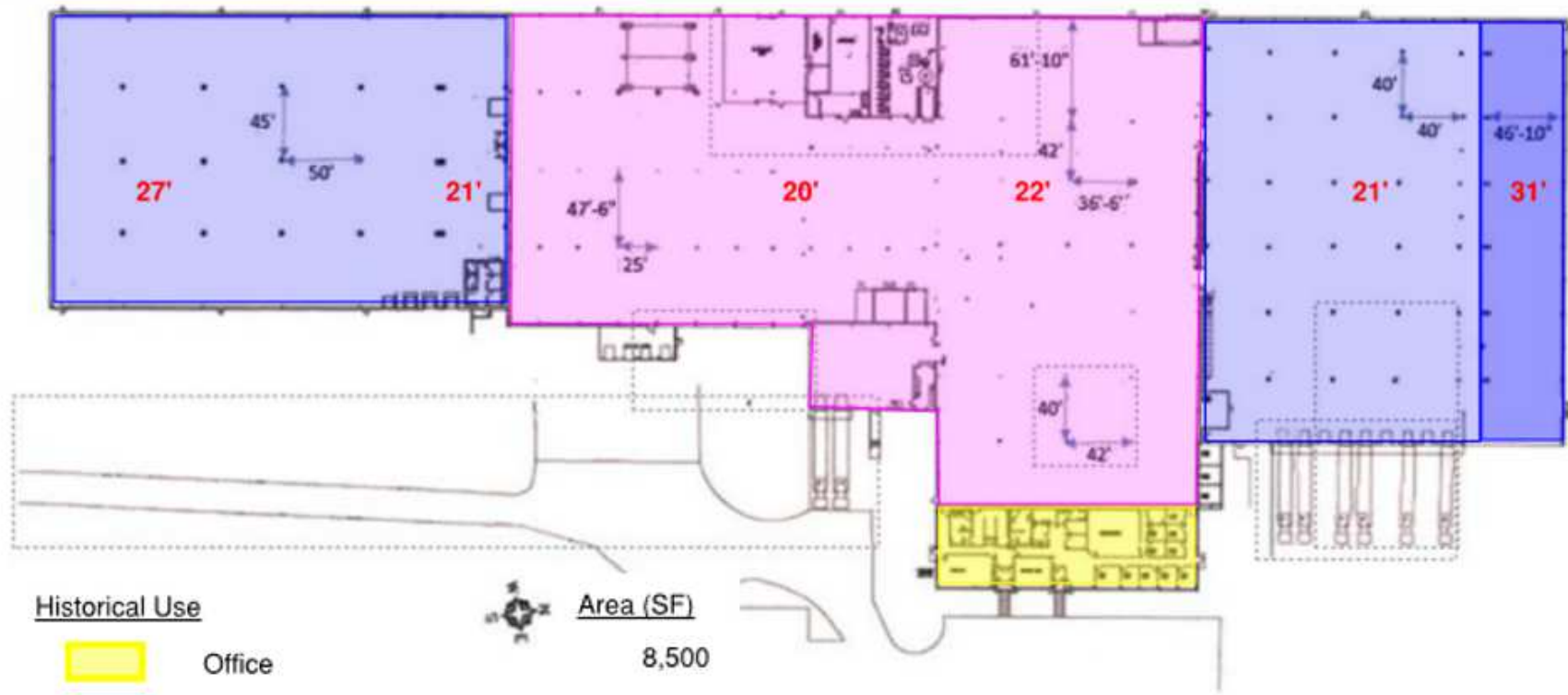
230,280 SF  
35.49 Acres

## PROPERTY HIGHLIGHTS

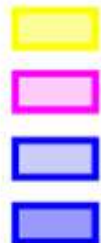
- 230,280 SF  
Office: 8,500 SF  
Production Area: 108,660 SF  
Warehouse/ Handling: 113,120 SF
- 35.49 Acres
- Pre-engineered metal building with steel structure and concrete slab; metal roofs
- Built: 1995; Expanded 1997 - 2009
- Ceiling Heights:  
Production: 20'-22'  
North Warehouse & High Bay: 21'-31'  
South Warehouse: 21'-27'
- Column Spacing:  
Production: Varies; 47'-6" x 26'; 40' x 42'  
North Warehouse: 40'-40'; High Bay 46'-10' clear width  
South Warehouse: 45' x 50'
- Truck Loading:  
20 Docks  
3 Drive-ins
- 2 Septic systems on site
- Fully sprinklered (wet)
- LED Lighting
- HVAC: Heating: Gas-fired air handlers and unit heaters  
Air Conditioning: Office split-system units  
Ventilation: Air handlers, exhaust fans, hoods  
Sonic Aire high velocity oscillating fans for dust control
- Power:  
Primary - 13,200V; Secondary - 480V  
Total 3000 KVA/2 Transformers, 1500 KVA ea.  
2 main switchboards; 2 MCC for production equipment  
Cummins generator, 36 kW, natural gas
- Water:  
Wells - 5  
Potable - 2  
Fire Water/Make-up - 3  
Water Systems - 3
- Compressed air & vacuum system equipment being removed; distribution piping to remain
- Security: Access control and cameras
- Approximately 106 surface spaces, 31 designated trailer spaces with concrete strip to accommodate 12 additional trailers (does not include the 20 loading docks)
- Gated main entrance, guard shack, main cafeteria, kitchenette, locker rooms



# FLOOR PLAN



Historical Use



Historical Use	Area (SF)
Office	8,500
Production	108,660
Warehouse	96,220
Warehouse - High Bay	16,900

Total 230,280

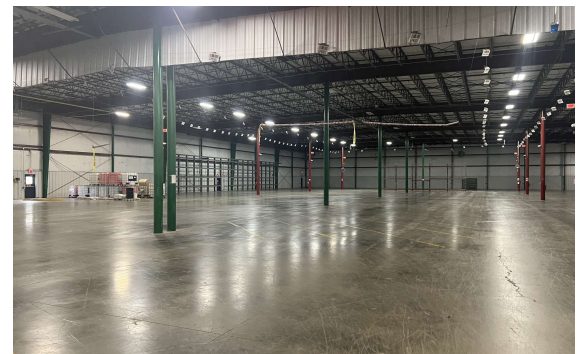
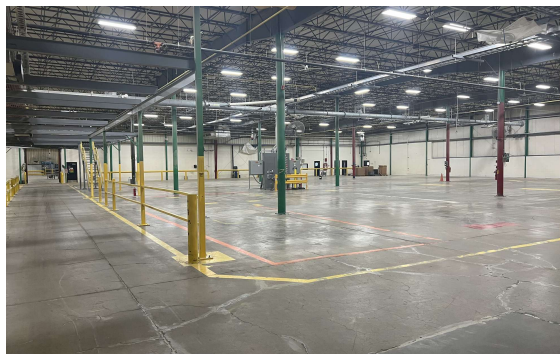
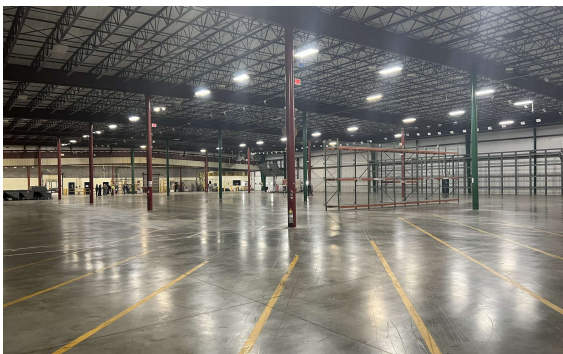
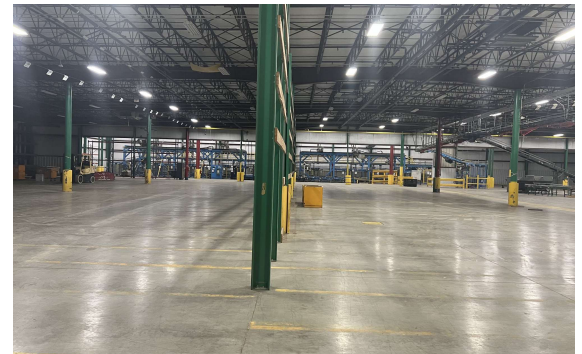
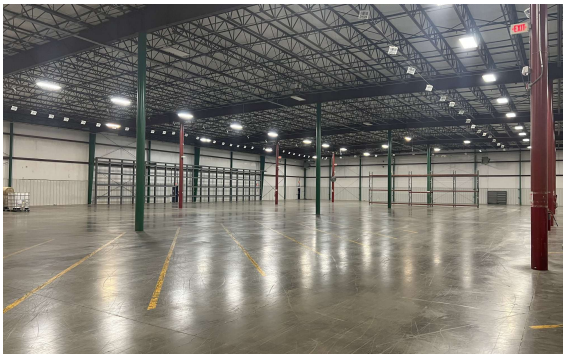
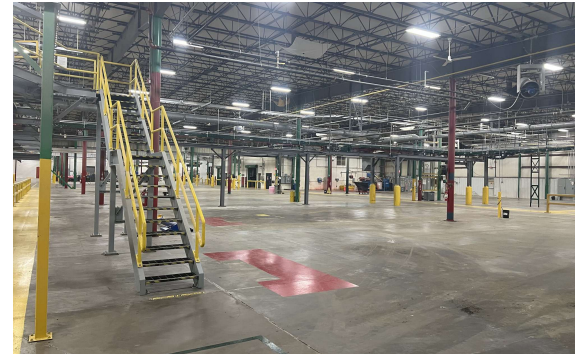
North Section: 44,200; South Section: 52,020

# EXTERIOR PHOTOS

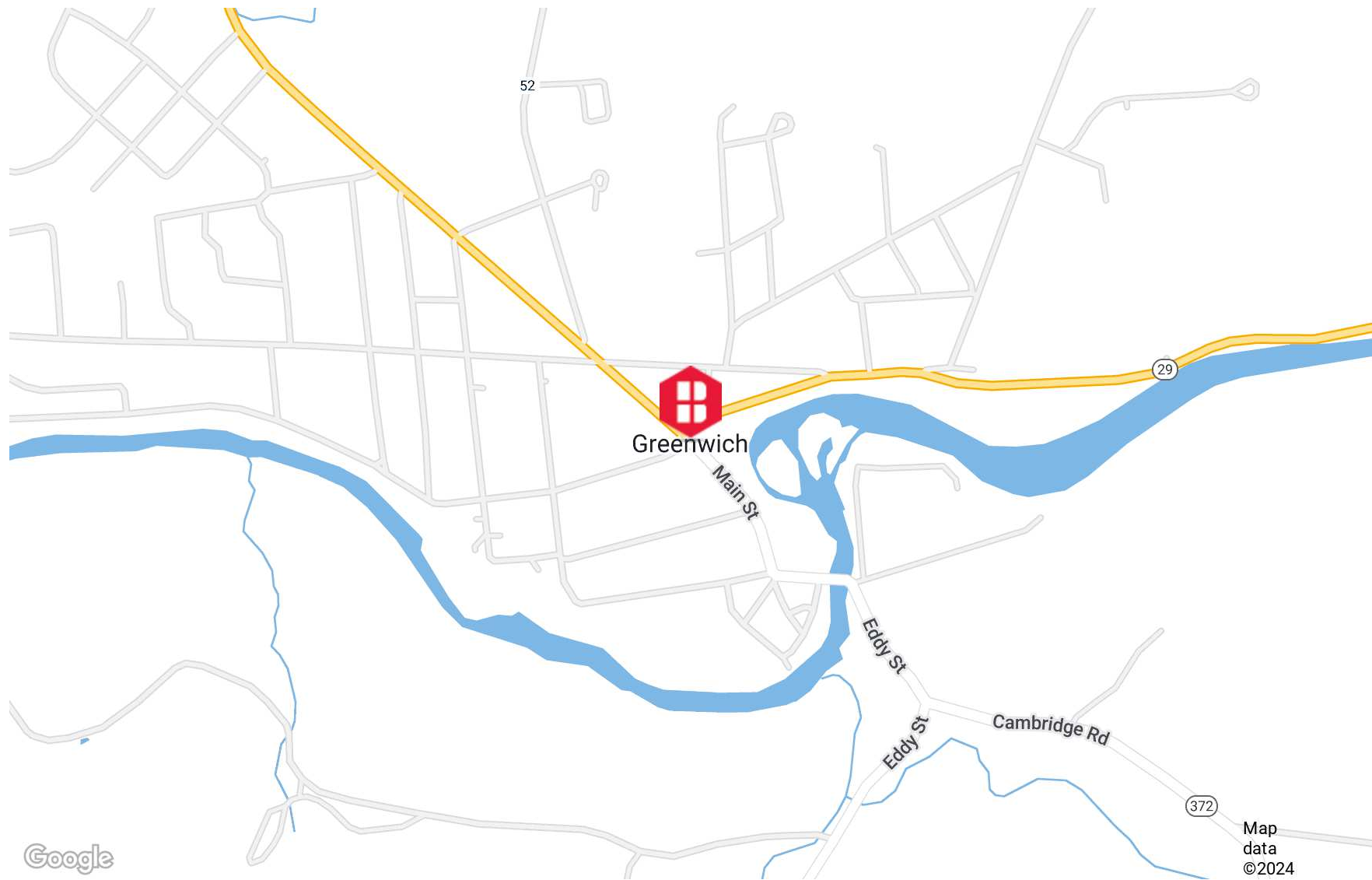




# INTERIOR PHOTOS



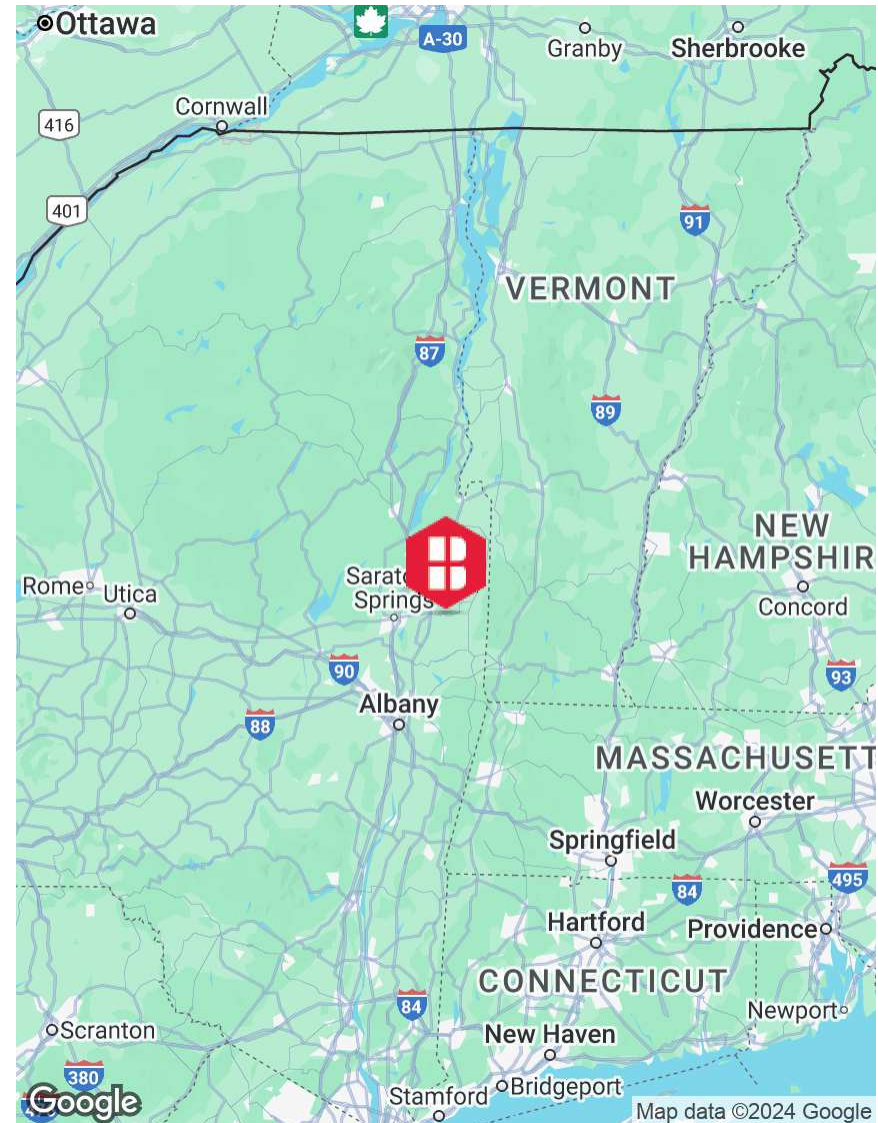
## AREA MAP





## DRIVING DISTANCES TO MAJOR LOCATIONS

CITY	DISTANCE
Interstate 87	13 Miles
Albany/Albany International Airport, NY	43 Miles
Burlington, VT	105 Miles
Syracuse, NY	156 Miles
New York City, NY	187 Miles
Boston, MA	202 Miles
Philadelphia, PA	270 Miles



# DEMOGRAPHICS MAP & REPORT

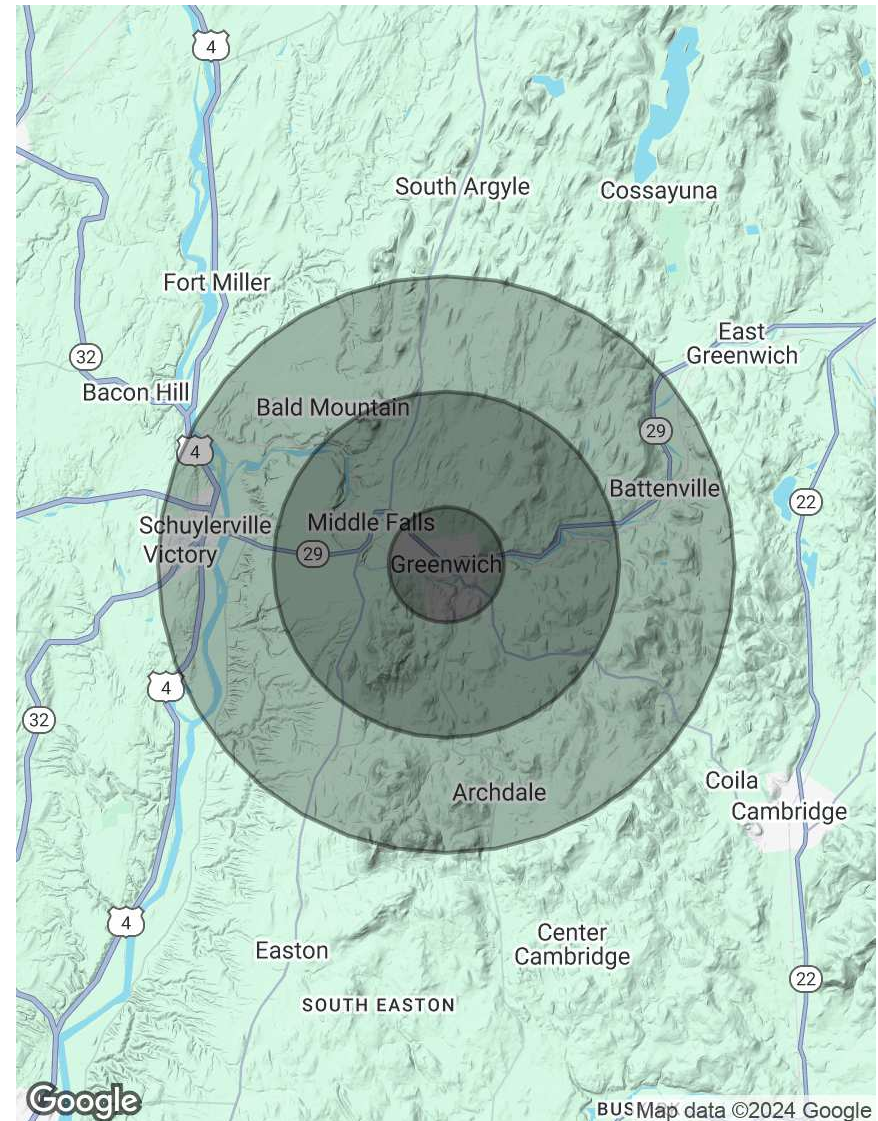
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	708	3,262	7,995
Average Age	43.5	43.7	42.7
Average Age (Male)	39.4	41.0	41.2
Average Age (Female)	45.7	45.3	44.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	348	1,539	3,645
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$66,801	\$72,362	\$72,077
Average House Value	\$189,492	\$196,453	\$191,540

2020 American Community Survey (ACS)





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