



**FOR
LEASE**

**128 PARK DRIVE
FULTONVILLE, NY 12072**

54,000± SF

**New Construction Warehouse
Available Immediately**

JEFFREY D'AMORE, SIOR
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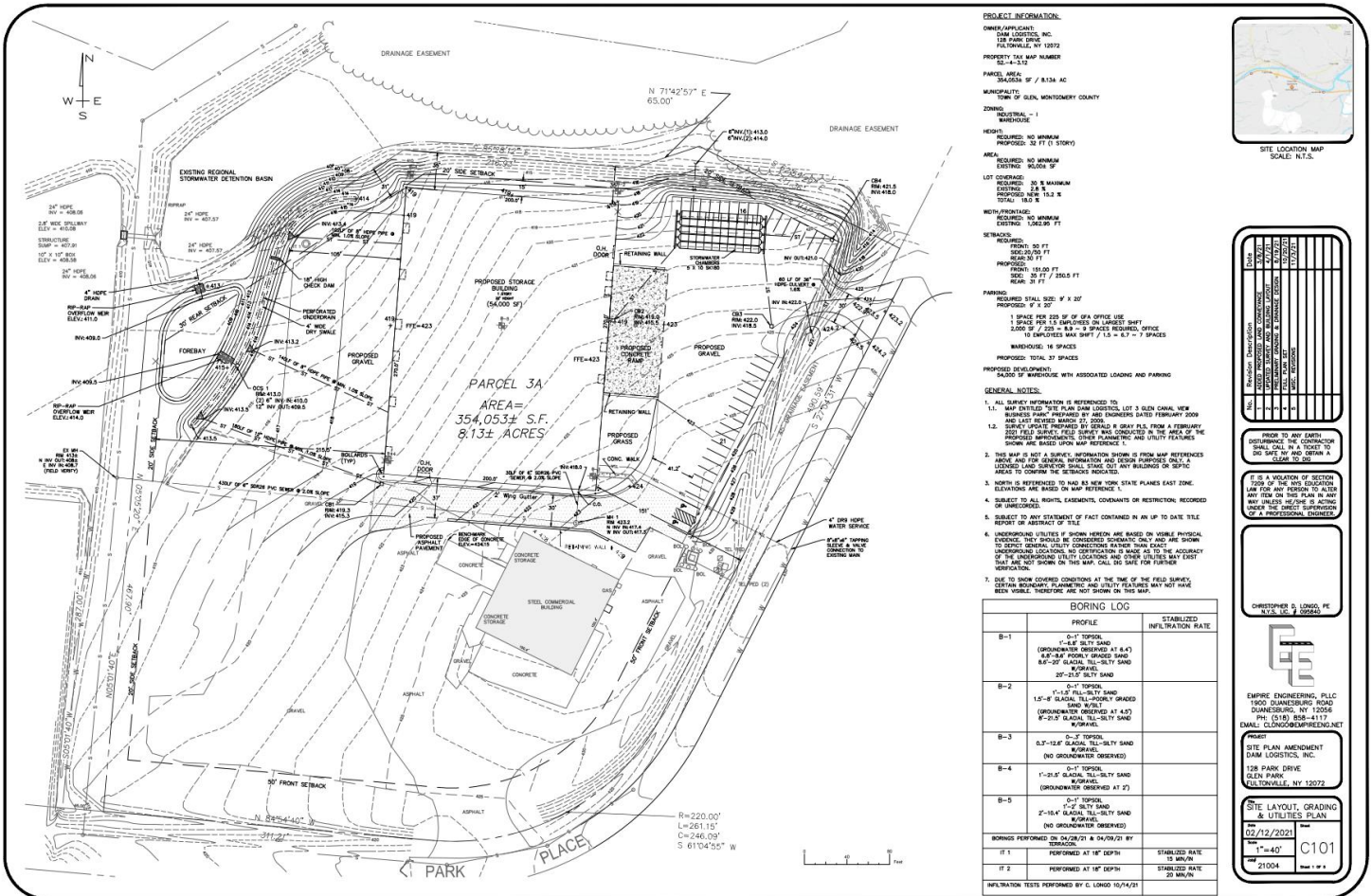
Property Highlights

54,000± new construction warehouse with 28' clear height, ESFR sprinklers, 10 dock doors, and 2 grade level doors. Conveniently located off Exit 28 of the NYS Thruway (I-90). Please contact Jeffrey D'Amore at (518) 954-9160 for more information.

County	Montgomery	Zoning	Commercial
Total Building SF	54,000± SF	Dock Doors	6 (9' x 10') – West Side 4 (8' x 10') – East Side
Min. Divisible	10,000± SF	Drive-In Doors	2 (12' x 14')
Clear Height	28'	Sprinklers	ESFR
Column Spacing	30' x 66'	Roof	Metal
Term	5-10 Years	Construction	PEMB
Tax ID #	52.-4-3.12	Power	480 Volts 320 Amp 3 Phase
Stories	1	Utilities	Municipal Water & Sewer GFHA
Parking	50± Spaces		

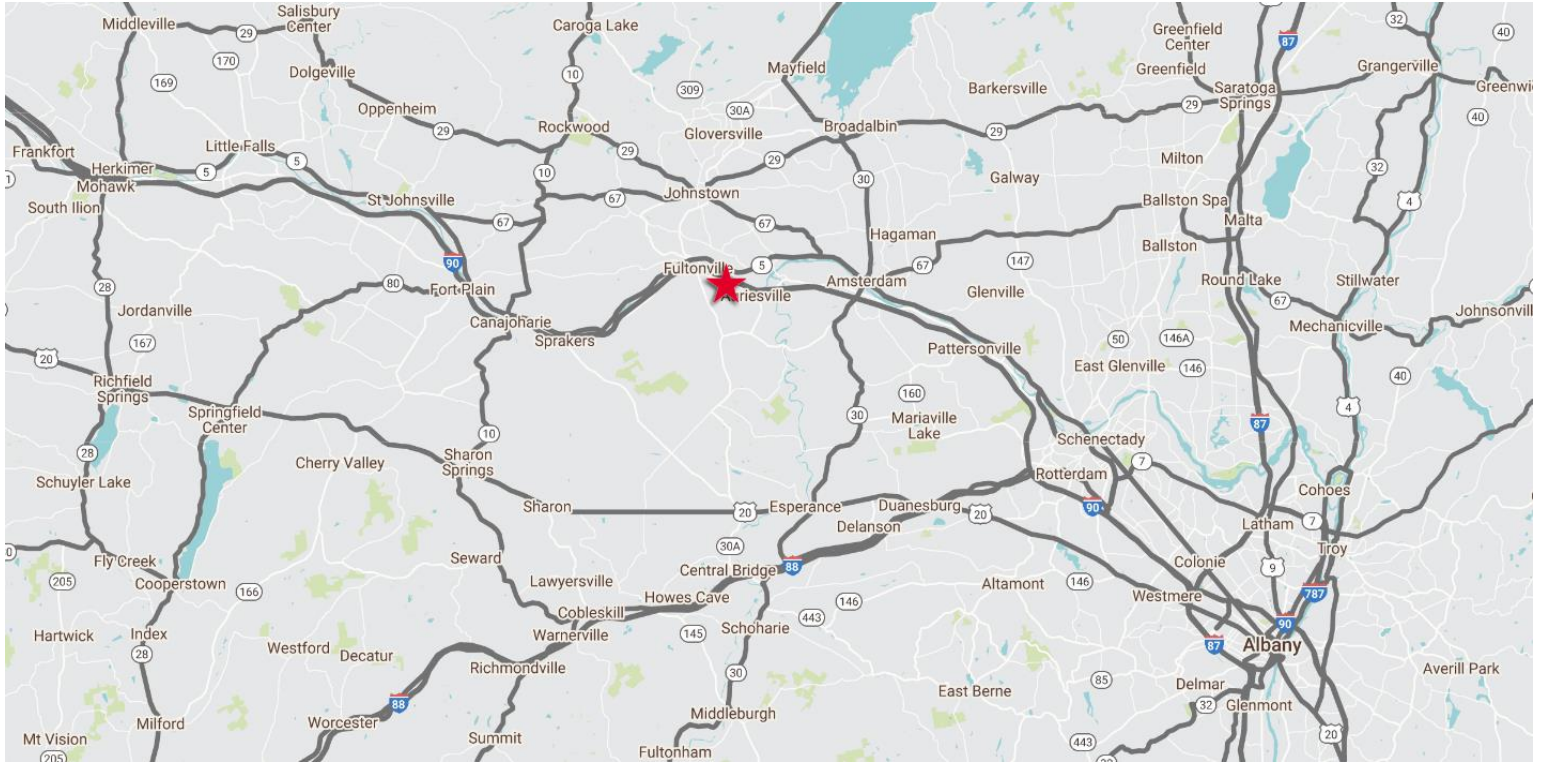
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Demographics	0-1 Mile	0-3 Miles	0-5 Miles
Population	196	3,347	10,096
Households	37	1,324	3,940
Families	26	873	2,567
Average Household Size	4.86	2.45	2.43
Owner Occupied Housing Units	29	1,054	3,042
Renter Occupied Housing Units	1,571	4,193	8,031
Median Age	8	270	898
Median Household Income	\$60,207	\$70,510	\$67,688
Average Household Income	\$77,691	\$88,379	\$88,600

Business Summary	0-1 Mile	0-3 Miles	0-5 Miles
Total Businesses	28	221	429
Total Employees	394	2,804	6,551
Employee/Residential Population Ratio (per 100 residents):	201	84	65