



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**50 C READING RAILROAD
WATERVLIET, NY 12189**



FOR SUBLEASE

15,213± SF

EXCLUSIVE CONTACT

**Peter W. Struzzi, SIOR
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Real Estate Broker**

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**Jeffrey D'Amore, SIOR
Executive Director
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**CLASS A INDUSTRIAL
SUBLEASE**

40 British American Blvd
Latham, New York 12110
+1 518 489 9199

pyramidbrokerage.com

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FOR SUBLEASE

NEWLY CONSTRUCTED WAREHOUSE

Property Highlights

- Newly Constructed Industrial Space Located Near The Watervliet Arsenal
- (1) 9' x 10' Dock Door With Manual Lever
- (1) 12' x 14' Grade Level Door
- Exceptional Condition With High Quality Office Build-out
- 1,600 SF Of Office Space
- Ceiling Heights Are 24'6" To Beam And 27'10" To Roof Deck
- All Racking, Furniture, Fixtures And Equipment Included
- Excellent Access To I-787 And I-90 (NYS Thruway)

Demographic	1 Mile	3 Miles	5 Miles
Population	8,166	78,096	198,224
Households	3,844	32,651	88,317
Average H.H. Income	\$89,228	\$94,758	\$92,310
Daytime Employees	2,498	41,214	158,417
Source: ESRI			

Traffic Counts

3 rd Ave	10,522 AADT
Source:	NYS DOT

PROPERTY LINKS

- [VIRTUAL TOUR](#)

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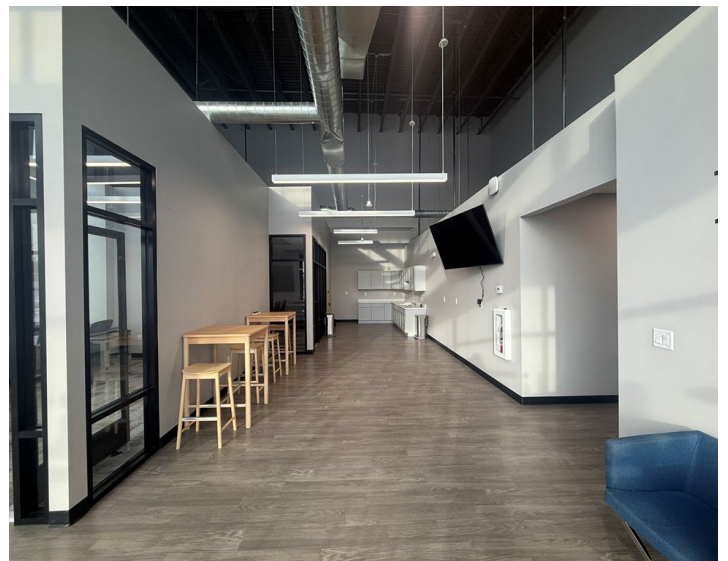
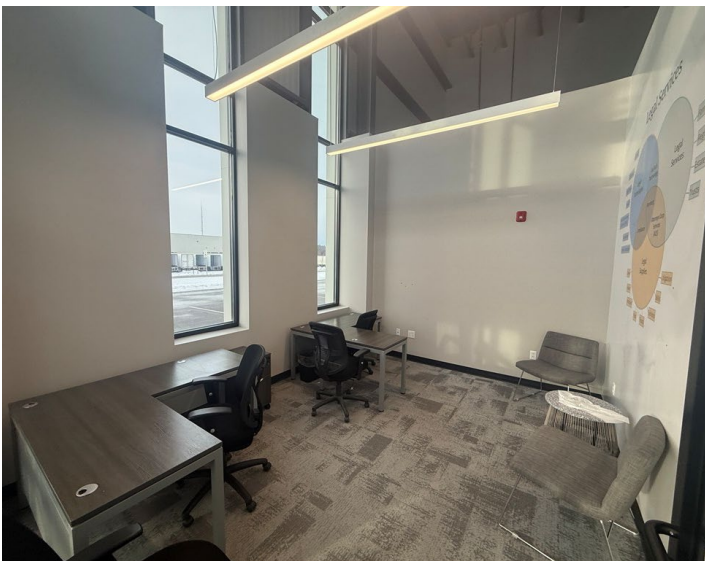
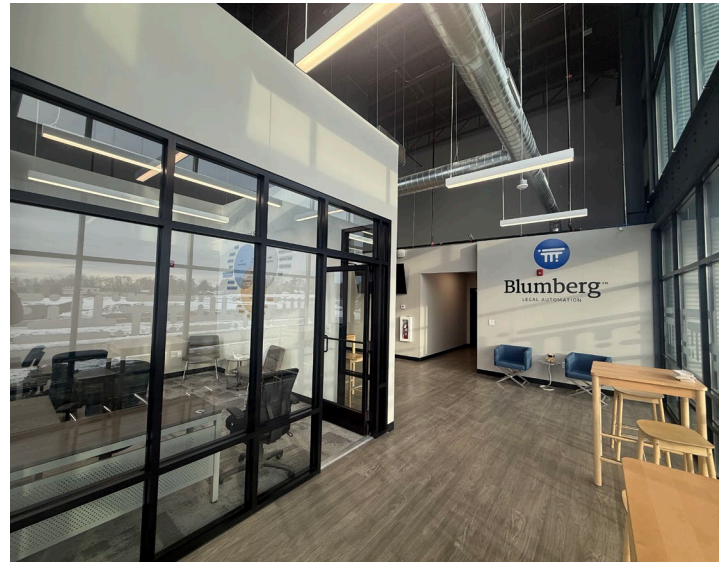


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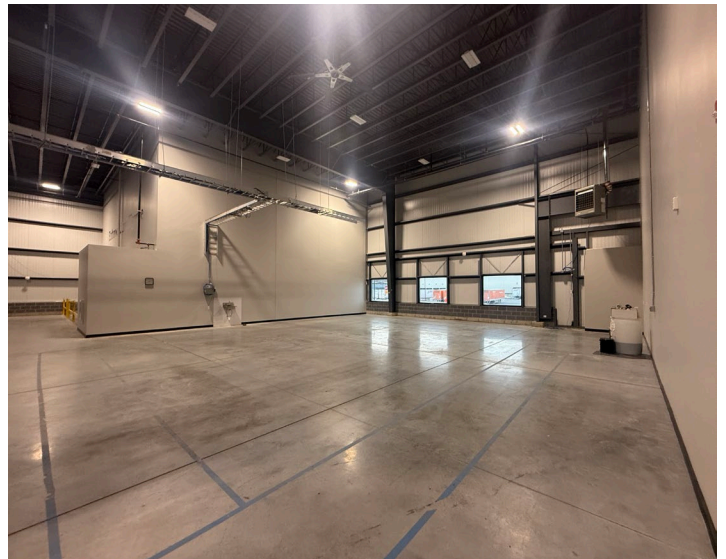
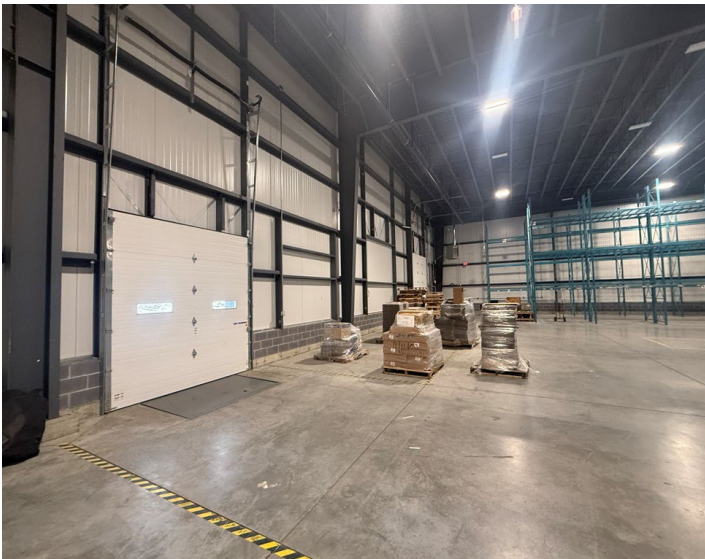
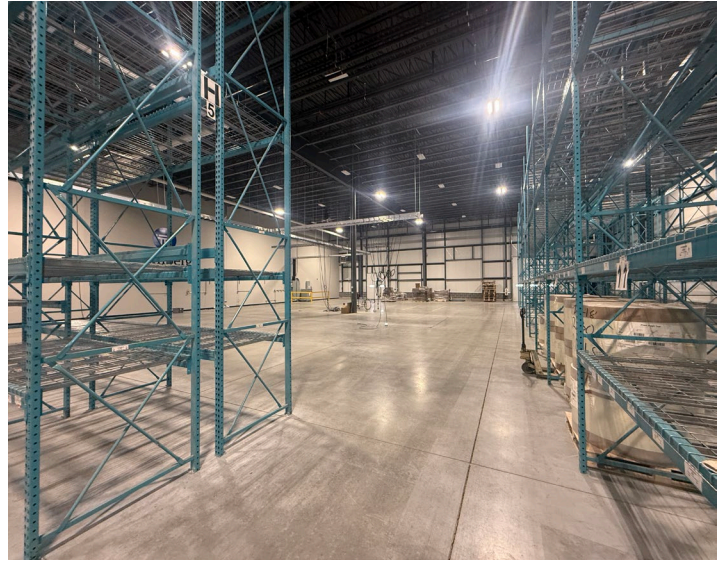


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**For additional information, please
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