



**FOR SALE**

# **WAREHOUSE & MANUFACTURING FACILITY**

## **88,984± SF**

### **EXCLUSIVE CONTACT**

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## Property Highlights

- 88,984± SF of Industrial Space
- 5,000± SF of Office Space
- 7 Dock Doors
- 16' Ceiling Height
- Building and Pylon Signage
- Crane System Throughout
- 2+ Acre Laydown Area

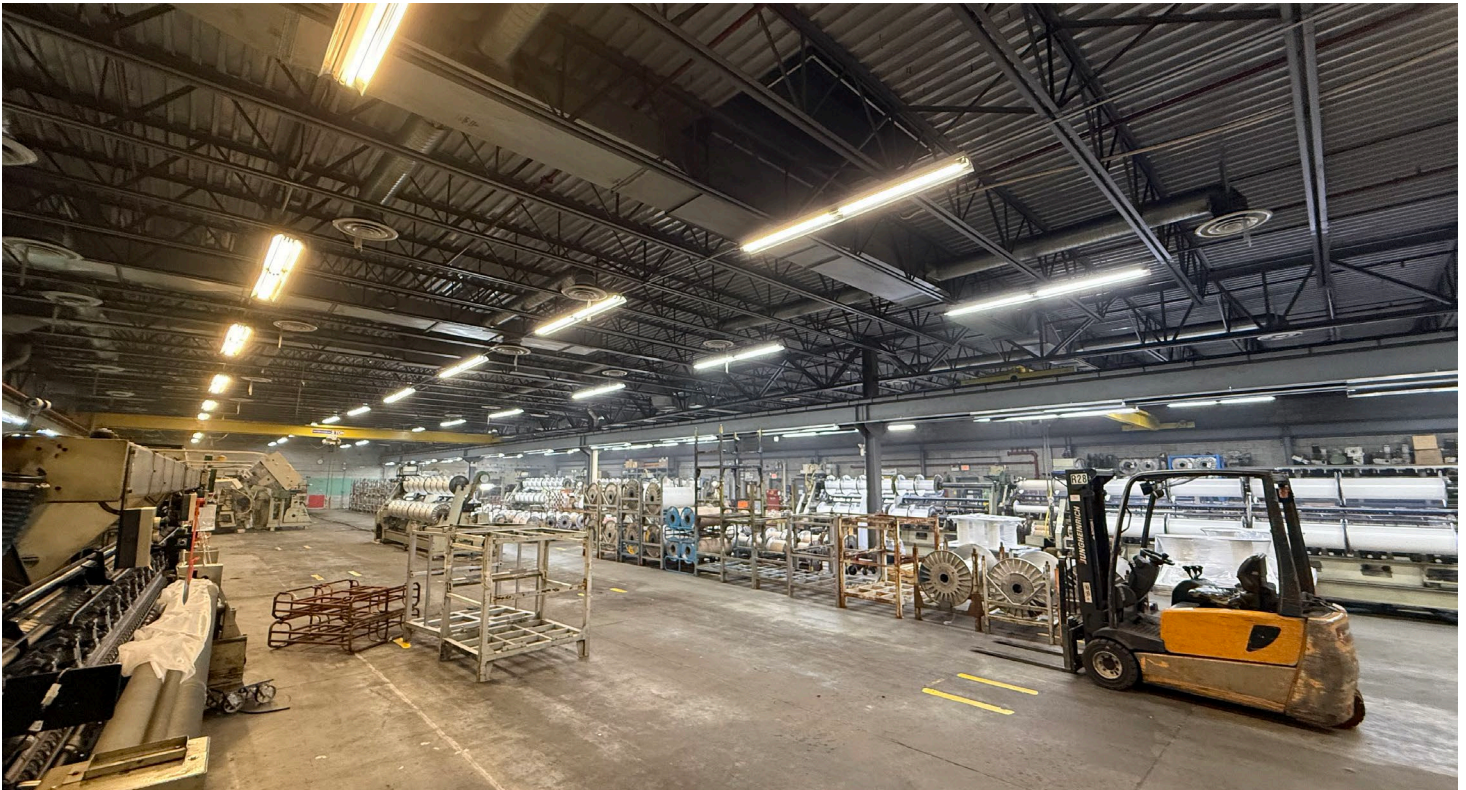
Demographic	1 Mile	3 Miles	5 Miles
Population	1,492	25,787	30,316
Households	576	11,385	12,975
Average H.H. Income	\$78,842	\$74,603	\$77,620
Daytime Employees	2,752	13,713	16,828

Source: ESRI

Traffic Counts	
NY Route 30A	15,003 AADT
Source: NYS DOT	

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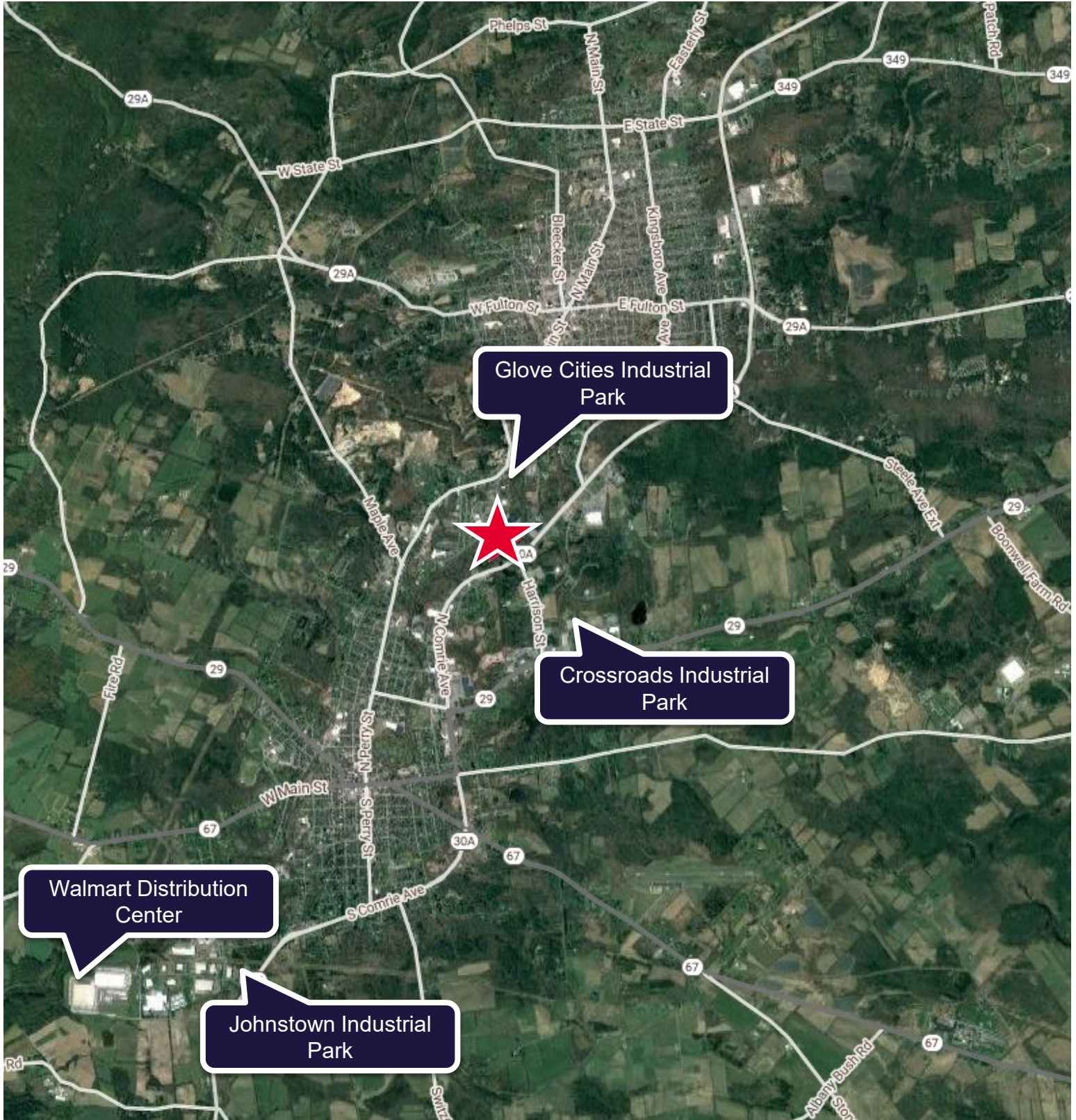
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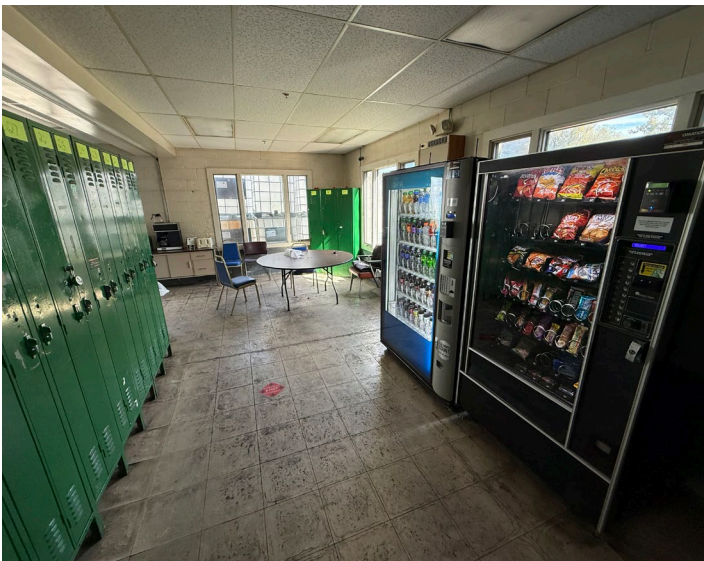

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## Property Highlights:

Address	68 Harrison Street, Gloversville NY	Electrical	Three Phase
Year Built	1995	Dock Doors	7
Total Building SF	88,984± SF	Drive-ins	None
Fire Protection	Fully Sprinklered	Zoning	Light Manufacturing
Construction	Cement/Steel Beam	Floor	Concrete
Land Area	9.671± acres	Lighting	LED
Office Area	5,000± SF	HVAC	GFHA
Clear Height	16'	Water & Sewer	Municipal
Est. Real Estate Taxes	\$52,833.35	Tax ID#	163.5-6-2.1 163.5-6-1.2





**For additional information, please  
contact:**



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