



Pyramid Brokerage
Company

FOR SALE OR LEASE

93 West Campbell Road

Rotterdam, New York 12306

Up to 86,479± Square Feet Available



PROPERTY HIGHLIGHTS

- Available for immediate sale or lease
- Excellent opportunity for large users and ideal for retail, medical, office, technology user, data centers, or warehouses
- Fully Sprinklered with ample 3 phase power
- 11' 11.5" to existing drop ceiling, 16' 4" to beam, and 18' 5" to roof deck
- Zoned General Industrial (I-2)
- Great visibility from West Campbell Road and access to I-890 and I-90 (NYS Thruway)
- Less than 3.5 miles from Rivers Casino and The Mohawk Harbor
- Attached to Viaport Rotterdam, the premier shopping and entertainment destination that has recently undergone a \$10 million restoration project. Viaport contains a 25,000± SF aquarium and a 30,000± SF Fun Zone with a bowling alley, comedy club, arcade, and full bar and restaurant
- Mall Retailers include Via Aquarium, Via Entertainment, Ninety Nine Restaurant, Champs Sports, Foot Locker, Rainbow, Zurich Cinemas and Shoe Department Encore

For more information, please contact:

Jeffrey D'Amore, SIOR

Executive Director

Real Estate Broker

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Demographic	3 Miles	5 Miles	10 Miles
Population	61,014	124,210	222,337
Households	24,861	51,172	90,245
Average Income	\$67,007	\$75,640	\$94,520
Total Business	1,891	3,468	6,858
Total Employees	28,437	51,964	103,850

Source: ESRI, 2021

Traffic Counts	
W. Campbell Road & I-890	20,400 AADT
W. Campbell Road & Putnam Rd.	20,920 AADT
Campbell Avenue & Burdeck Street	13,960 AADT

Source: NYS DOT, 2021

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Latham, New York 12110
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pyramidbrokerage.com

AERIAL



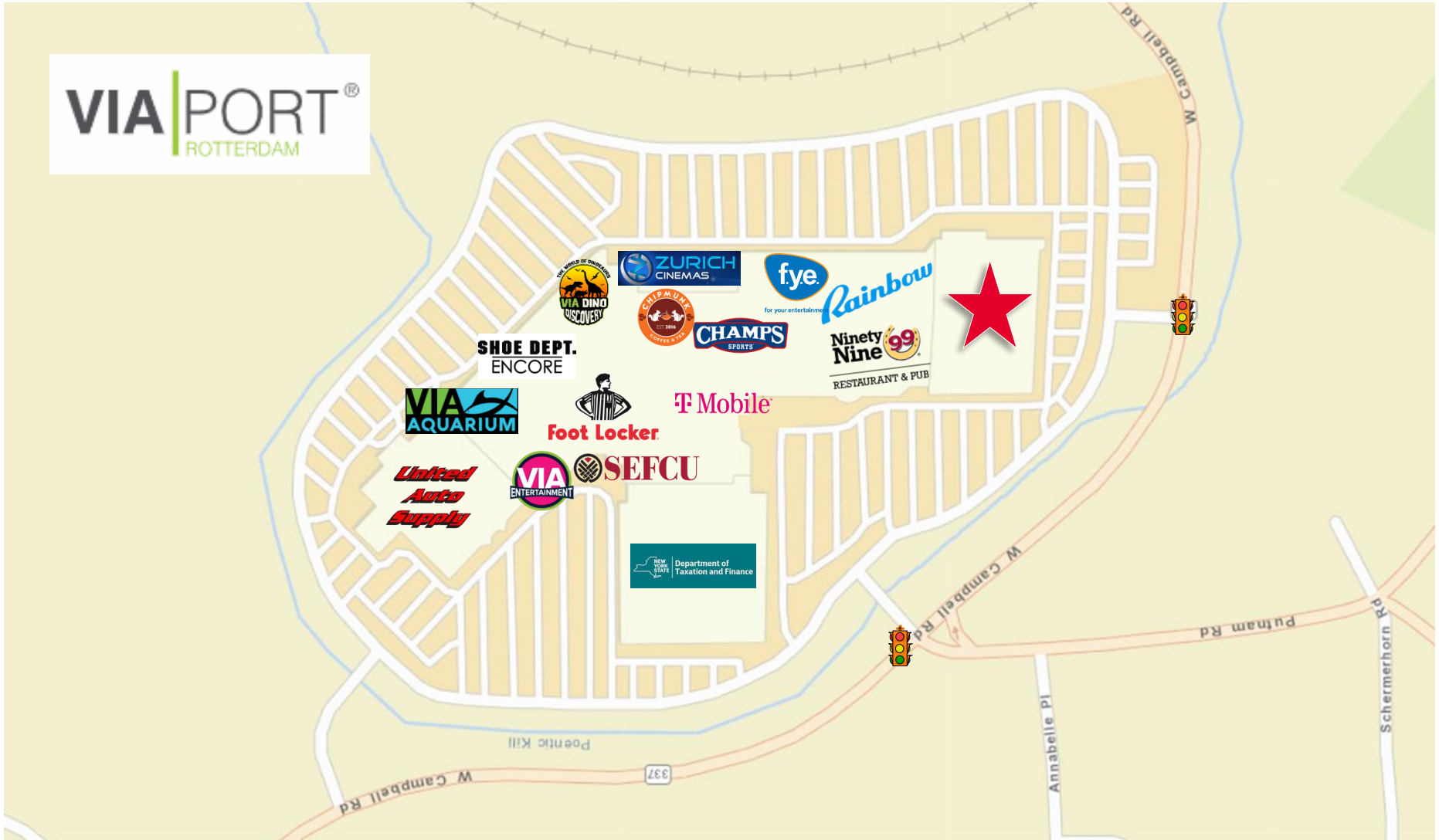
Approximate Plot Lines, Subject to Verification of Survey.

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LOCATION MAP



Approximate Plot Lines, Subject to Verification of Survey.



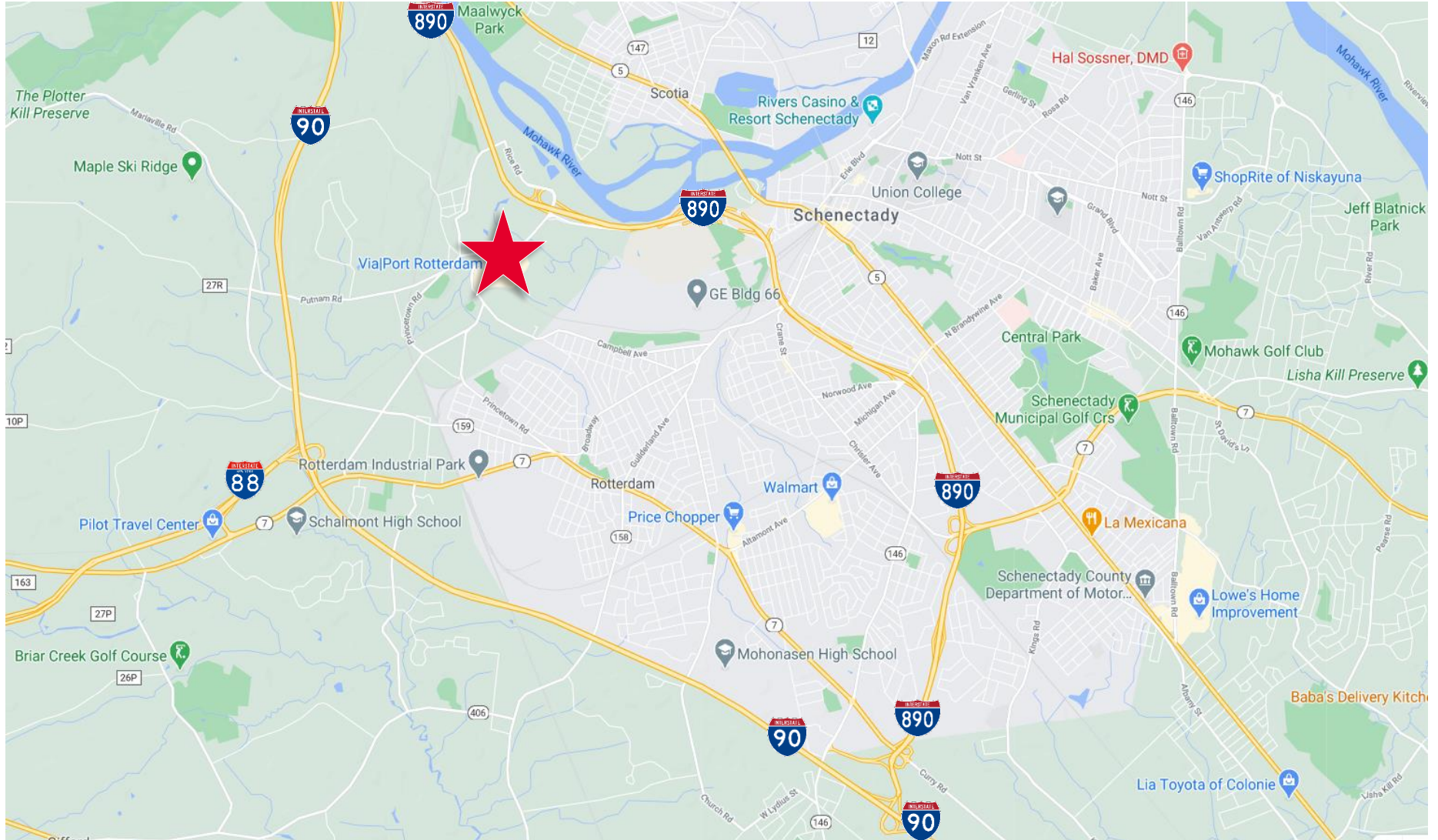
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PROPERTY IMAGES

