

72 COUNTY ROUTE 53
GREENWICH, NY

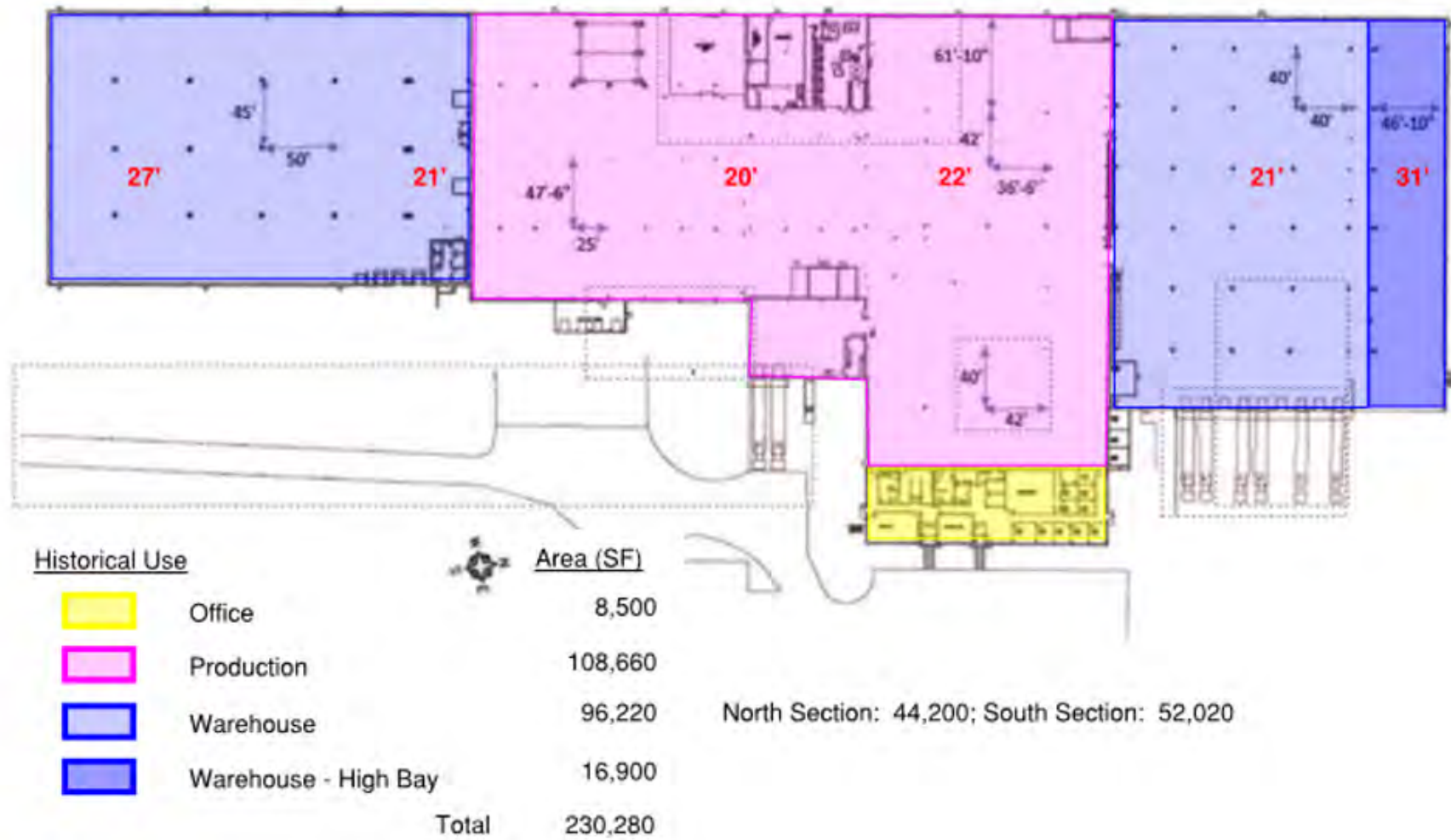
AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

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

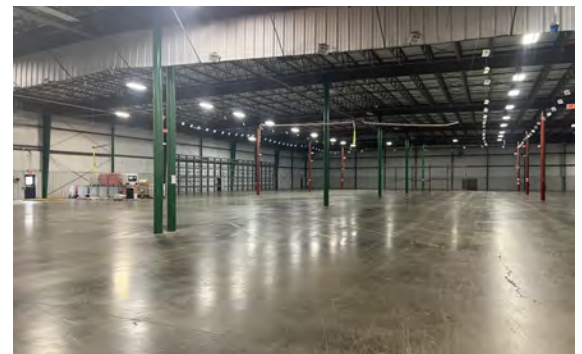
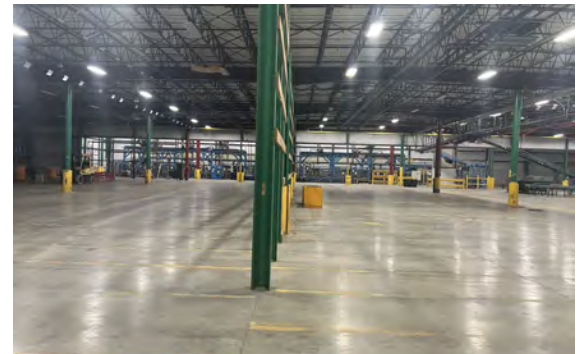
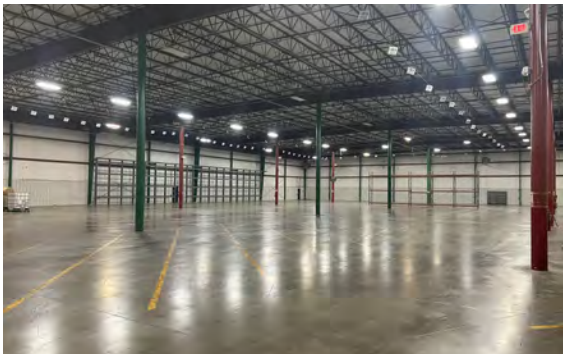
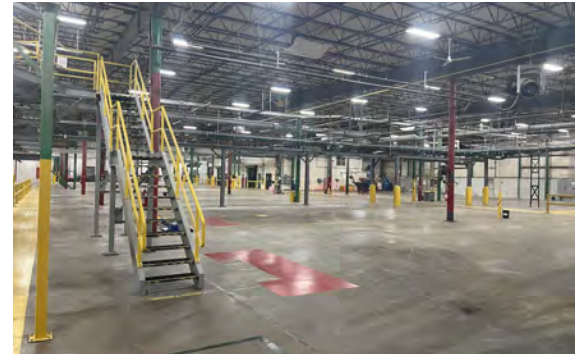
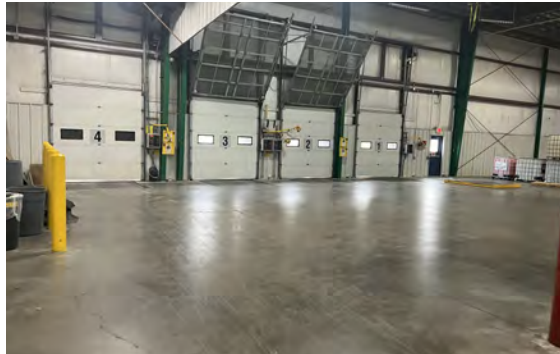
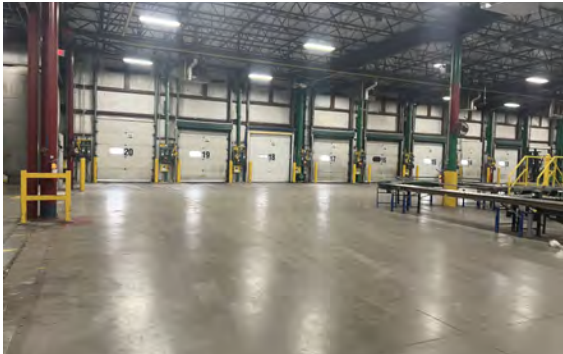
FLOOR PLAN



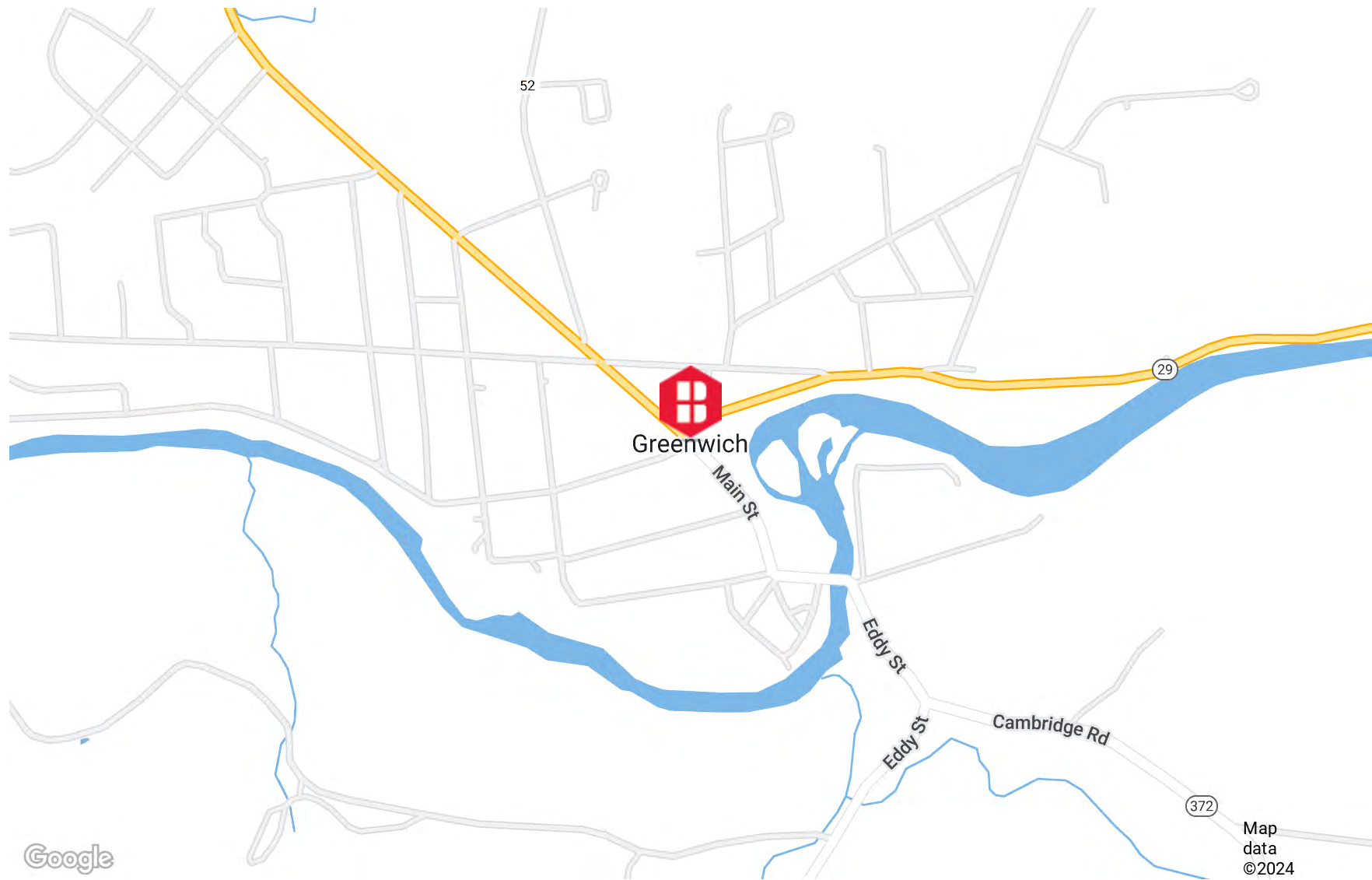
EXTERIOR PHOTOS



INTERIOR PHOTOS

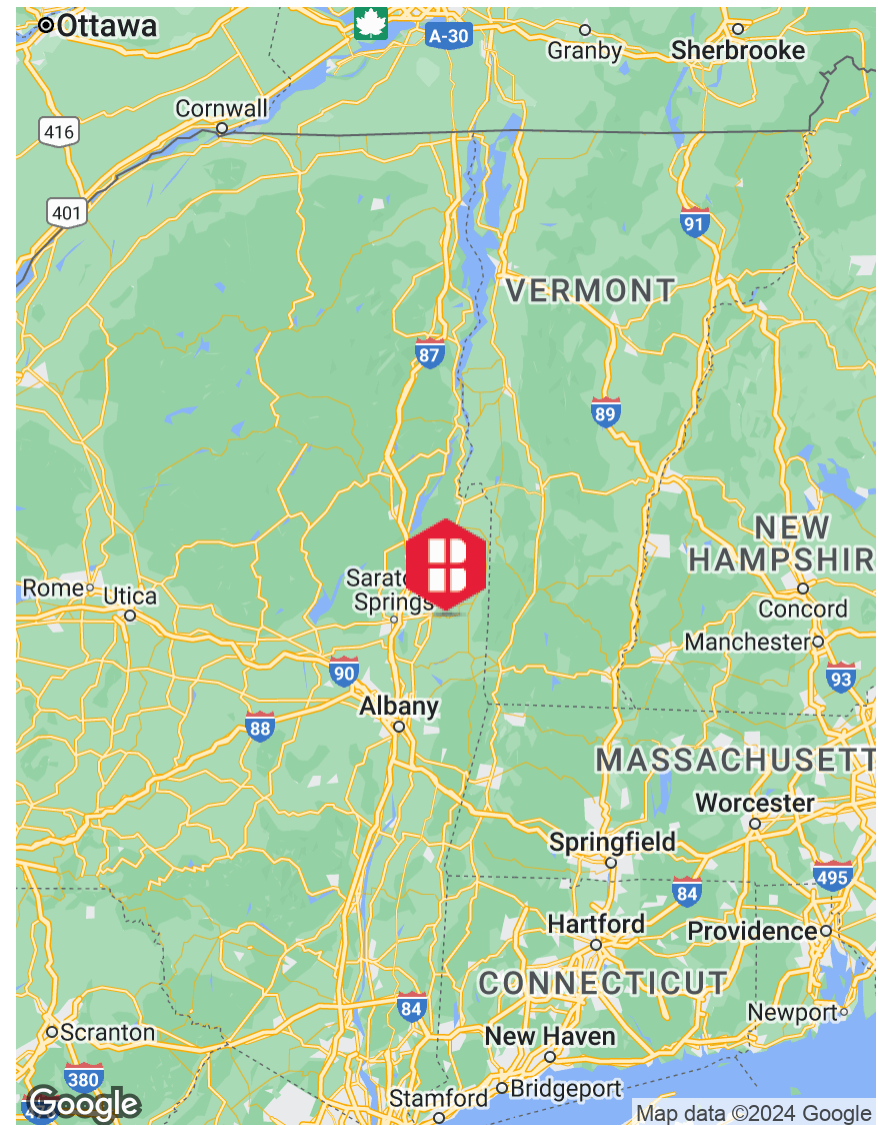


AREA MAP



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

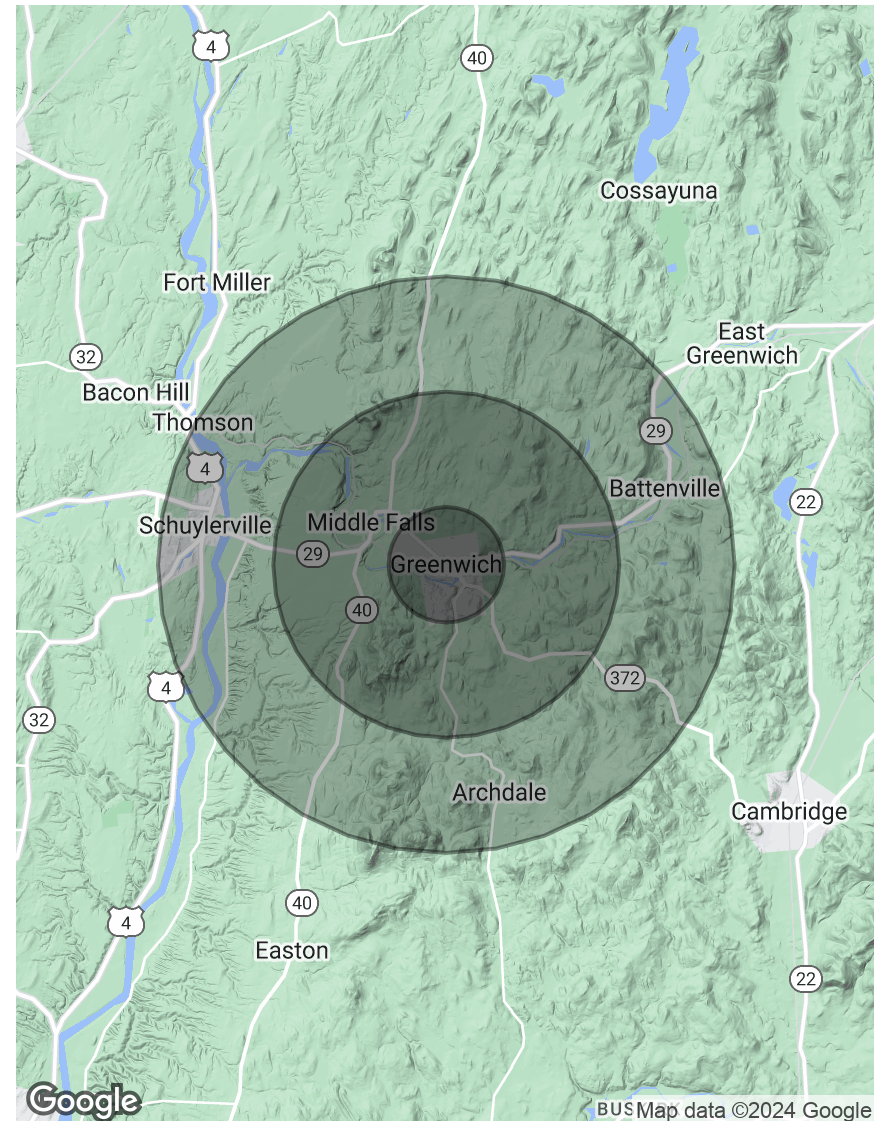
POPULATION

	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

* Demographic data derived from 2020 ACS - US Census



CONTACT



John Harris
Senior Vice President
215.448.6052
jharris@binswanger.com



Nick Biedron
Senior Vice President
215.448.6065
nbiedron@binswanger.com



Timothy Pennington
Partner & Senior Vice President
215.448.6266
tpennington@binswanger.com



Sean Stitz
Vice President
215.448.6016
sstitz@binswanger.com



437 Madison Avenue

New York, NY 10022
Phone: 215.448.6052
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.