

85.5 ACRES

VACANT LAND

FOR SALE

1250 ROUTE 9, SCHODACK, NY 12033



LOCATED ON
ROUTE 9,
UNDER 1 MILE
TO I-90



COMMERCIAL
ZONING



STANDBROKERAGE
COMPANY

4 Executive Park Drive
Albany, NY 12203
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TYLER CULBERSON, SIOR

President & Principal Broker
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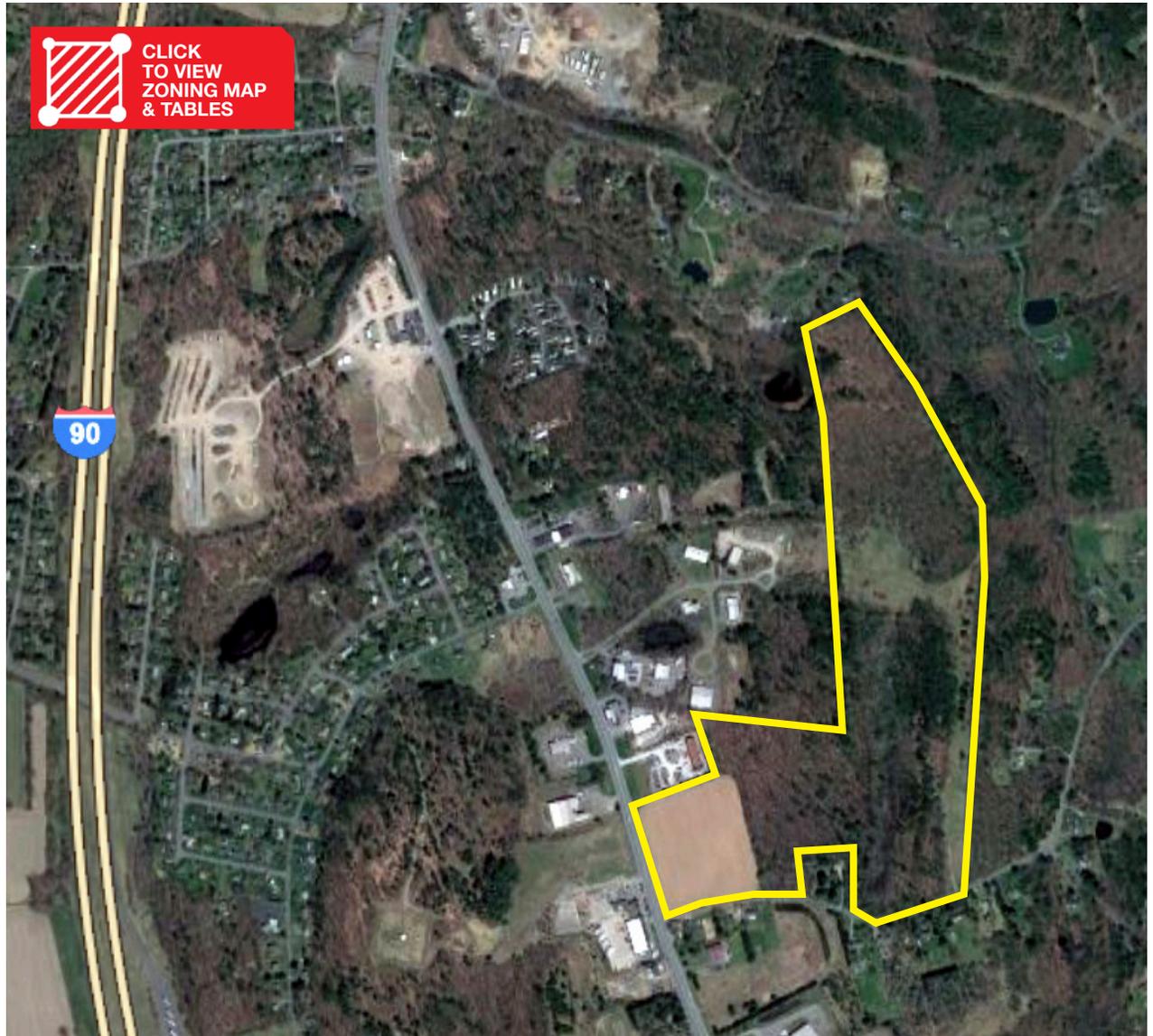
DANIEL SLOTE, SIOR

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INTRODUCTION

The site is located approximately 7 miles southeast of Albany and has recently seen significant industrial development with two recent deals for Amazon at 1,000,000 SF and 278,000 SF. Interstate 90 (exit 12) is approximately 1 mile south.

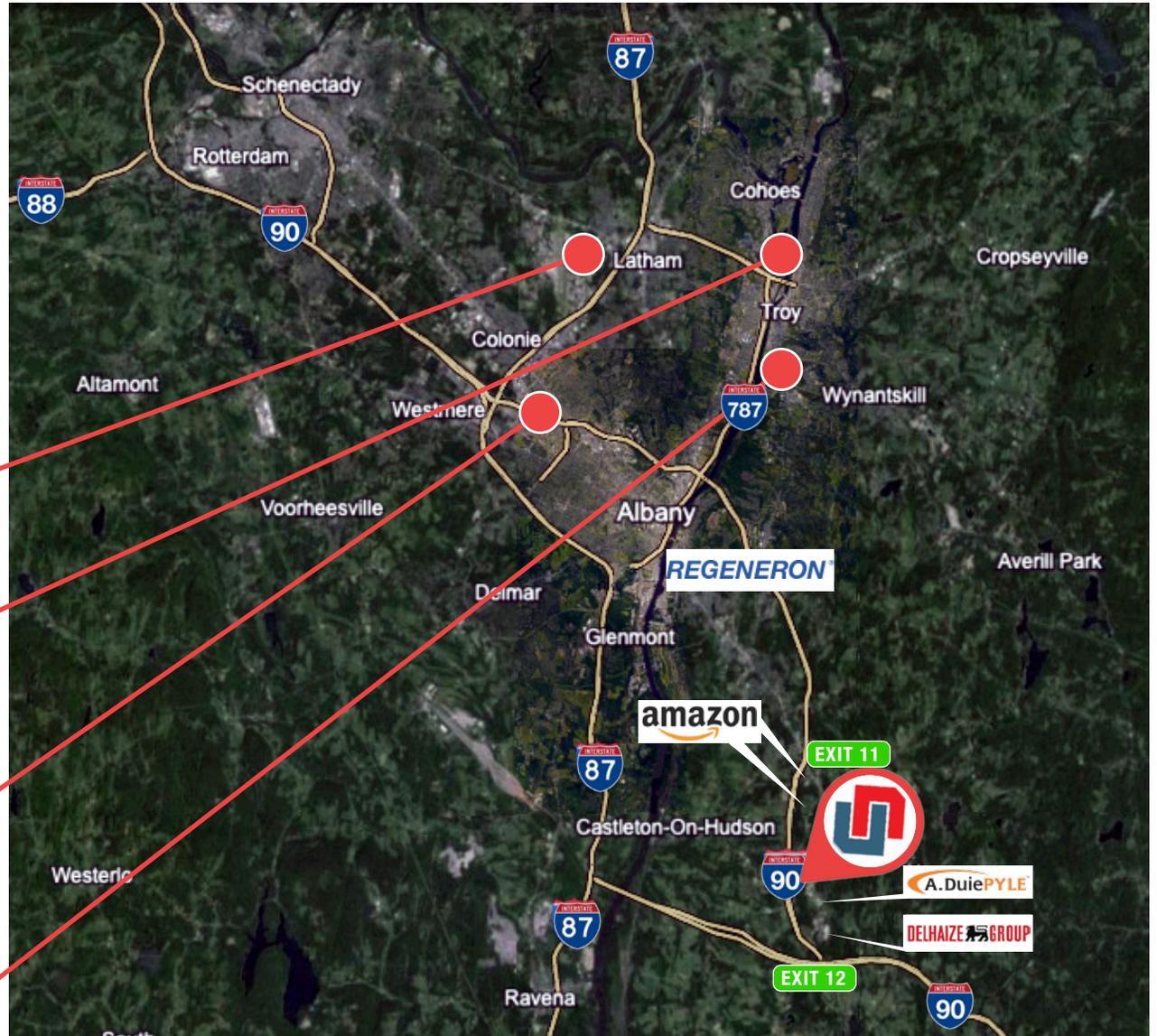
Lot Size	85.5 Acres
Asking Price	\$2,600,000
Zoning (To be Adopted)	Commercial, Town of Schodack
Utilities (Gas & Electric)	National Grid
Water	Municipal
Septic	Private



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REGIONAL DISTRIBUTORS

Rensselaer County and the Route 9 corridor has experienced explosive growth in the regional logistics market with the recent addition of 2 new Amazon Distribution Centers totaling 1,295,000 sf.



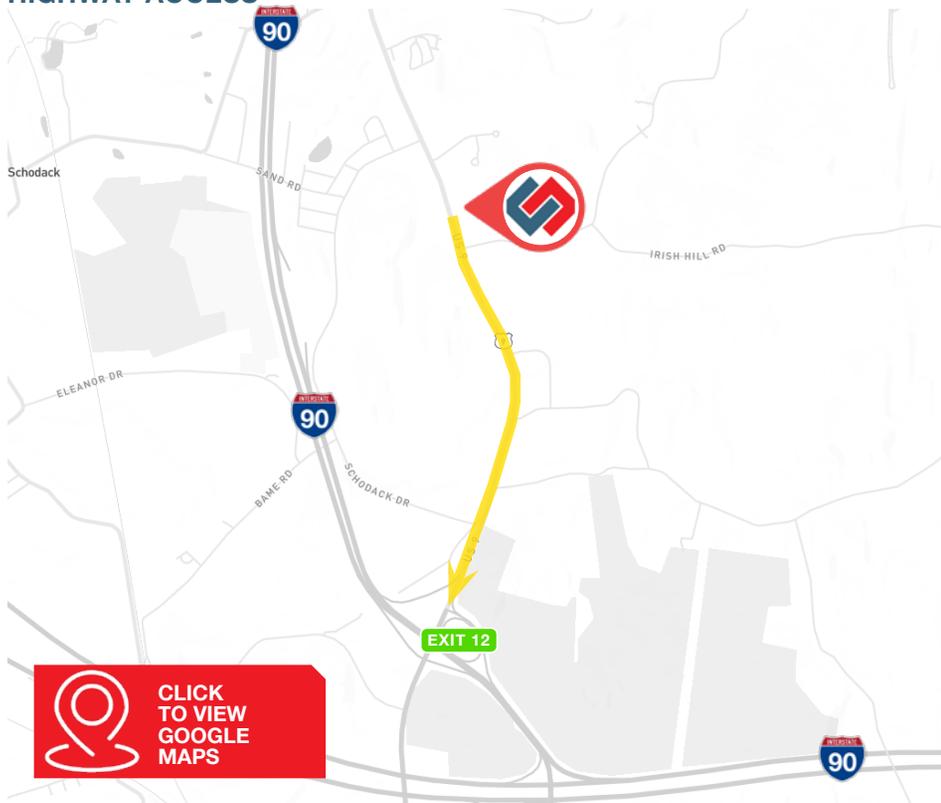
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HIGHWAY ACCESS



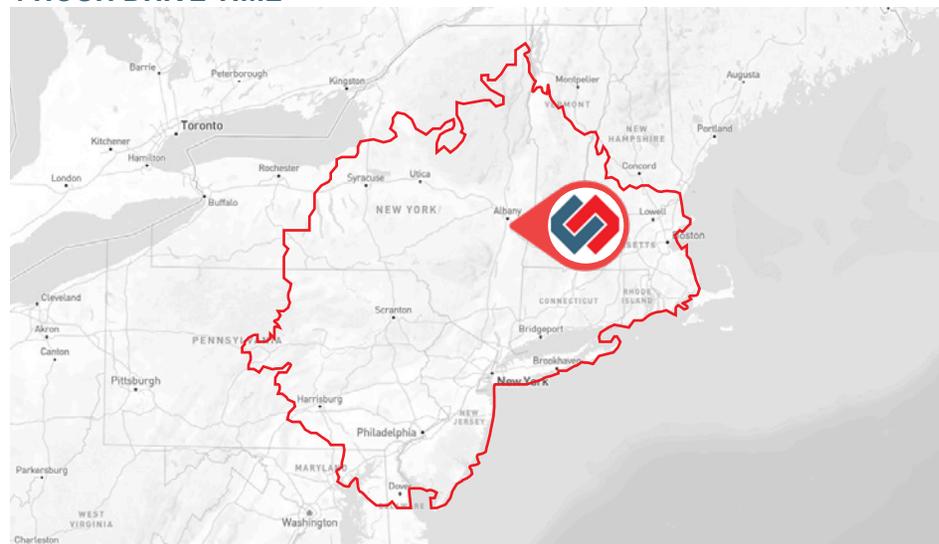
Downtown Albany	±14 miles
Albany International Airport	±22 miles
I-90 (Exit 12)	±1 mile

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

CAPITAL REGION



4 HOUR DRIVE TIME



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