



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**113 TABOR ROAD
MECHANICVILLE, NY 12118**



FOR SALE

50,000± SF

EXCLUSIVE CONTACT

Joseph Mahoney
Director of Sales
Associate Real Estate Broker

+1 518 859 2493 (mobile)

jmahoney@pyramidbrokerage.com

**BRAND NEW
WAREHOUSE AVAILABLE**

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

pyramidbrokerage.com

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FOR SALE

DESIGNED FOR FLEXIBILITY

Property Highlights

- (7) Loading Docks & (7) Grade-level 14' Overhead Doors
- 30' Clear Ceiling Height
- LI-C Zoning – Ideal For Industrial, Manufacturing, And Warehouse Uses
- 64 Parking Spaces With Lighted Lot
- Built With Metal Siding And Steel Frame Construction
- Public Water/Sewer | Three-phase Electric | Propane Heat
- Just 1 Mile From I-87 (Exit 10 – Ushers Road)

PROPERTY LINKS

- [CLICK TO VIEW
PROPERTY
VIDEO](#)

Demographic	1 Mile	3 Miles	5 Miles
Population	461	21,241	65,689
Households	149	8,307	28,332
Average H.H. Income	\$184,270	\$150,085	\$134,931
Daytime Employees	902	8,147	28,877
Source: ESRI			

Traffic Counts

Tabor Road	1,040 AADT
Source:	NYS DOT

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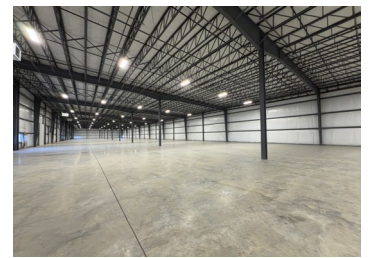


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MECHANICVILLE, NY 12118**



FOR SALE

BRAND-NEW 50,000 SF WAREHOUSE

Property Highlights

Address	113 Tabor Road, Mechanicville, NY	Fire Protection	Yes
Year Built	2024	Electrical	3 Phase
Total Building SF	50,000± SF	Dock Doors	7
Parking	64 Parking Spaces	Drive-ins	7
Construction	Steel Frame	Zoning	LI-C
Land Area	5.00± acres	Floor	Steel Reinforced Concrete Slab
Office Area	300 SF	HVAC	Propane Forced Air
Clear Height	30'	Utility Providers	NYSEG Electric 480/277 3 phase
Col. Spacing	54'X50'	Estimated Taxes	\$5,907.40

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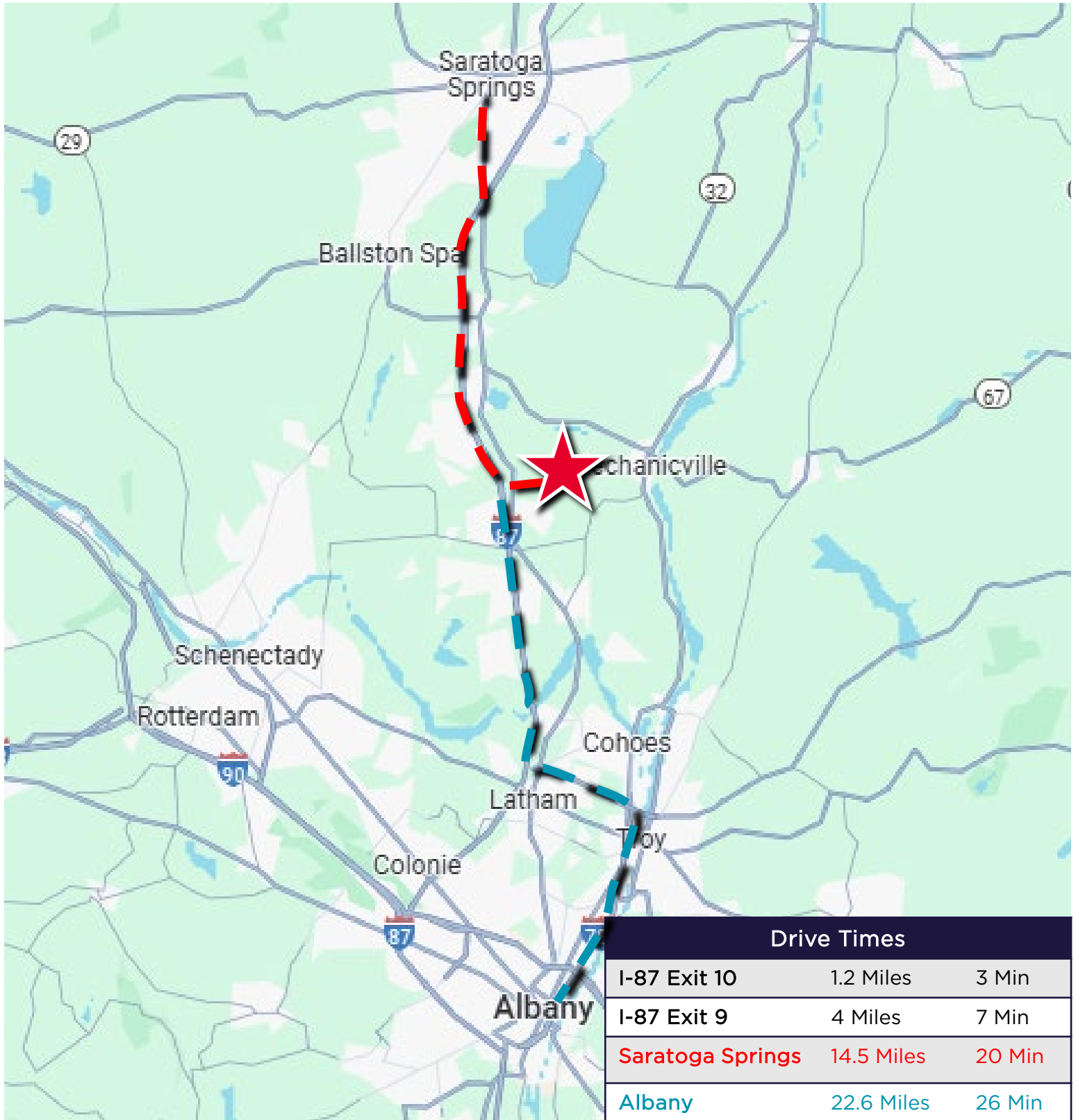


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