

1 RIVER STREET
SOUTH GLENS FALLS, NY

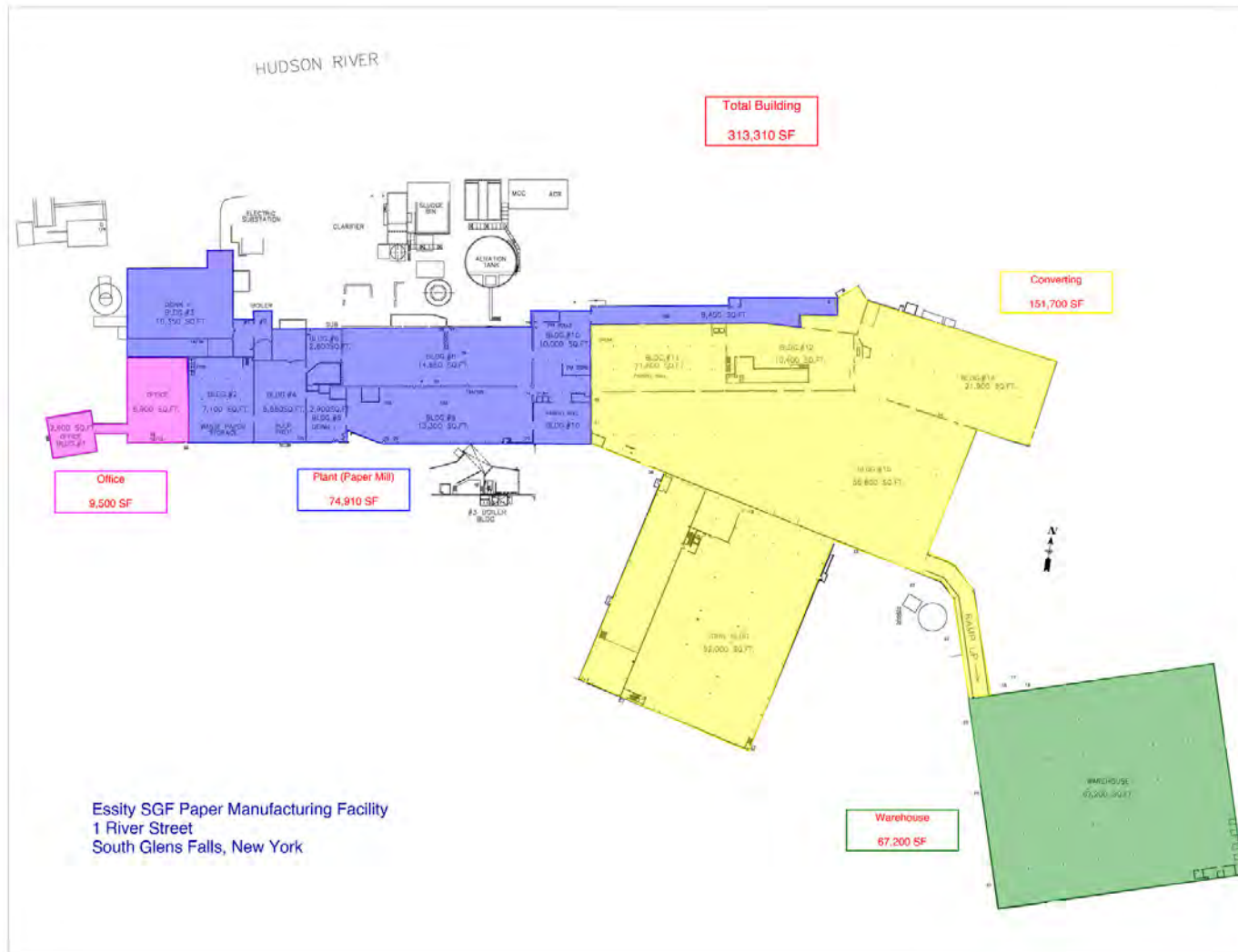
AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

303,310 SF
30.24 AC

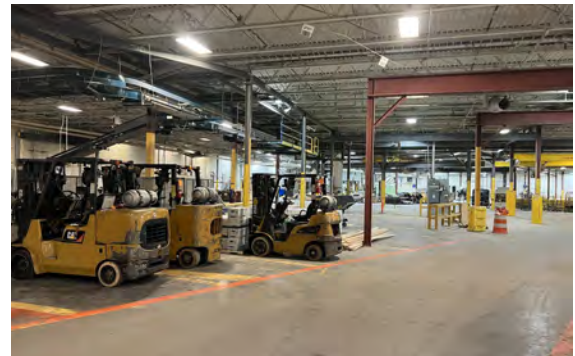
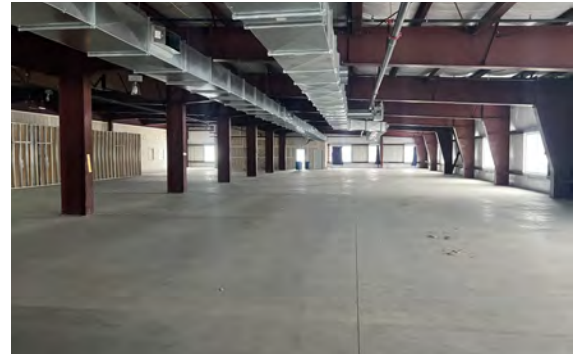
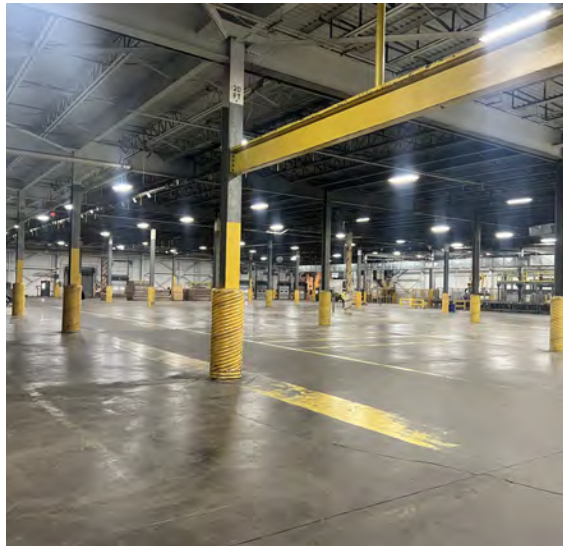
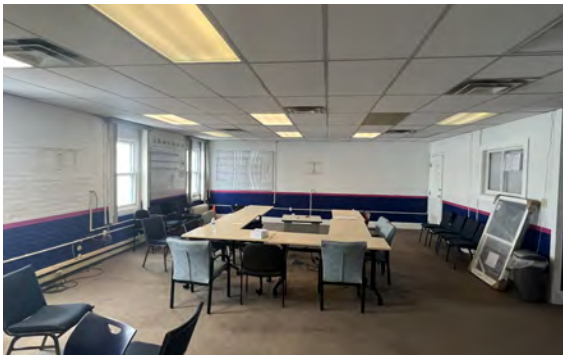
PROPERTY HIGHLIGHTS

- 303,310 SF
- 5 primary buildings totaling 303,310 SF
- Office: 9,500 SF
- Manufacturing: 226,610 SF
- Warehouse: 67,200 SF
- Built in 1864 with additions in 1959, 1975, 1983, 1985, 1999 and 2008
- Excellent condition
- Ceiling Heights: Office - 9', Plant - 12"-44', Main sections - app 20'-29', Converting - 11'-22', Main section - approx. 14'-18', Tork Building: Low Bay - 16', High Bay - 35'-38', Warehouse - 20'
- Column spacing varies
- Truck Loading:
Warehouse - 6 loading docks, 1 OH/ drive-in;
Plant/ Converting - 4 Loading docks, 4 OH/ Drive-in
- Cranes/Hoists: 9, 3-10 tons
Plant: 5, 3-10 tons
Converting: 4, 3-10 tons
- Lighting is LED, Metal Halide and Fluorescent
- Power supplied by National Grid; Primary 15kV, Secondary 34500V-4160V (Plant machinery) and 480V General, Capacity 24.5 MVA, 6 main substations, 15 additional major substations and MCC switchboards
- Water supplied by Village of South Glens Falls, 6" main
- Steam/HVAC: Steam boiler, unit heaters, limited rooftop units for AC
- Wet sprinkler throughout with dry systems in limited areas; diesel high pressure/volume fire pump; 200,000-gal fire water tank
- Air compressors and ancillary equipment are not included
- Security: Access control at primary entrances; cameras
- 200+/- auto parking spaces, 150 +/- trailer spaces
- Zoned M-1, Industrial
- Taxes \$330,000 (26 Parcels)
- The site is convenient to North – South I-87, which connects to major transportation corridors.
- Information is as reported, identified, and available, verify all.
- Various building systems and equipment are being shut down in conjunction with the closing of the plant. Review for conditions and requirements.

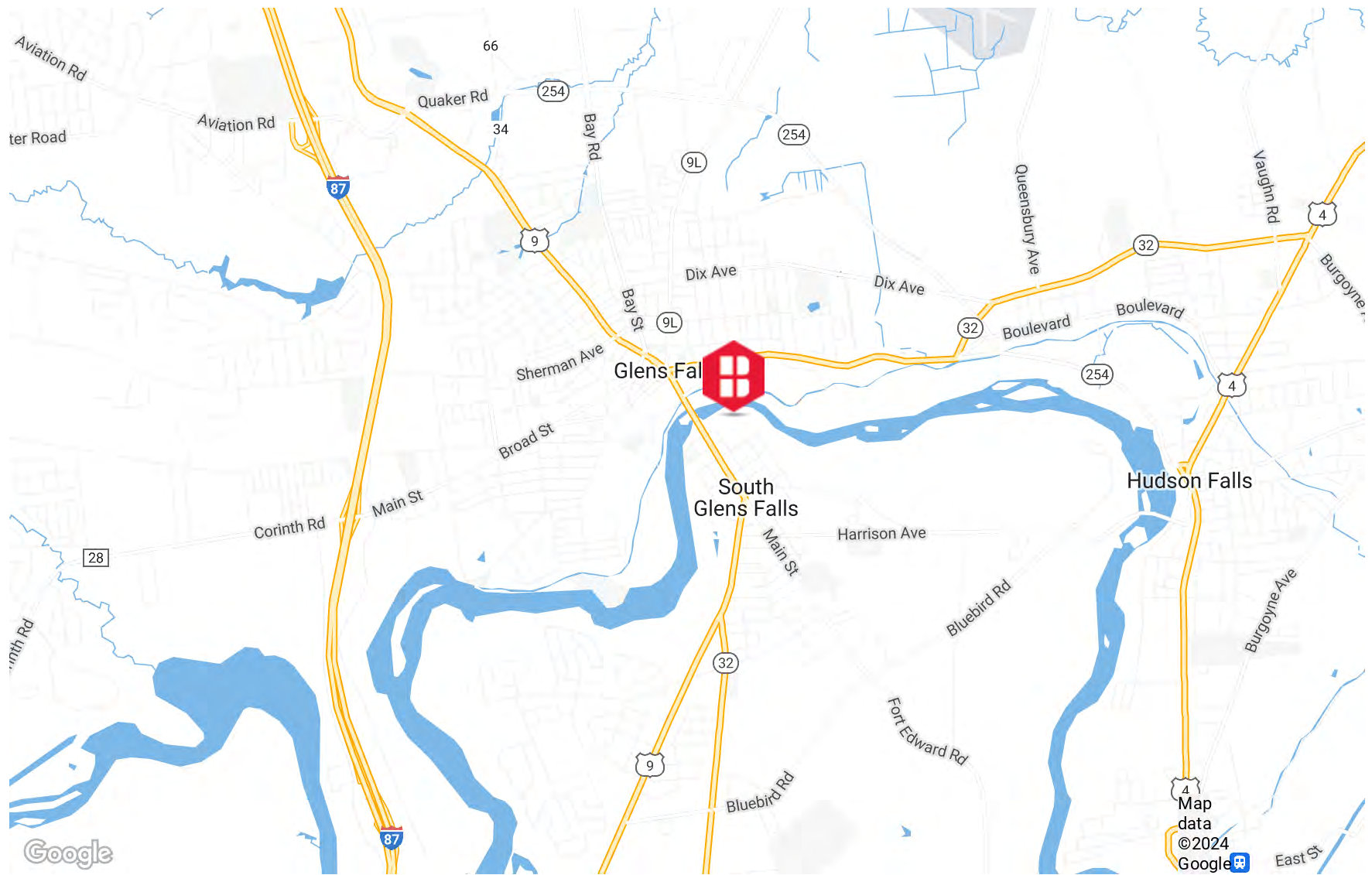
FLOOR PLANS



ADDITIONAL PHOTOS

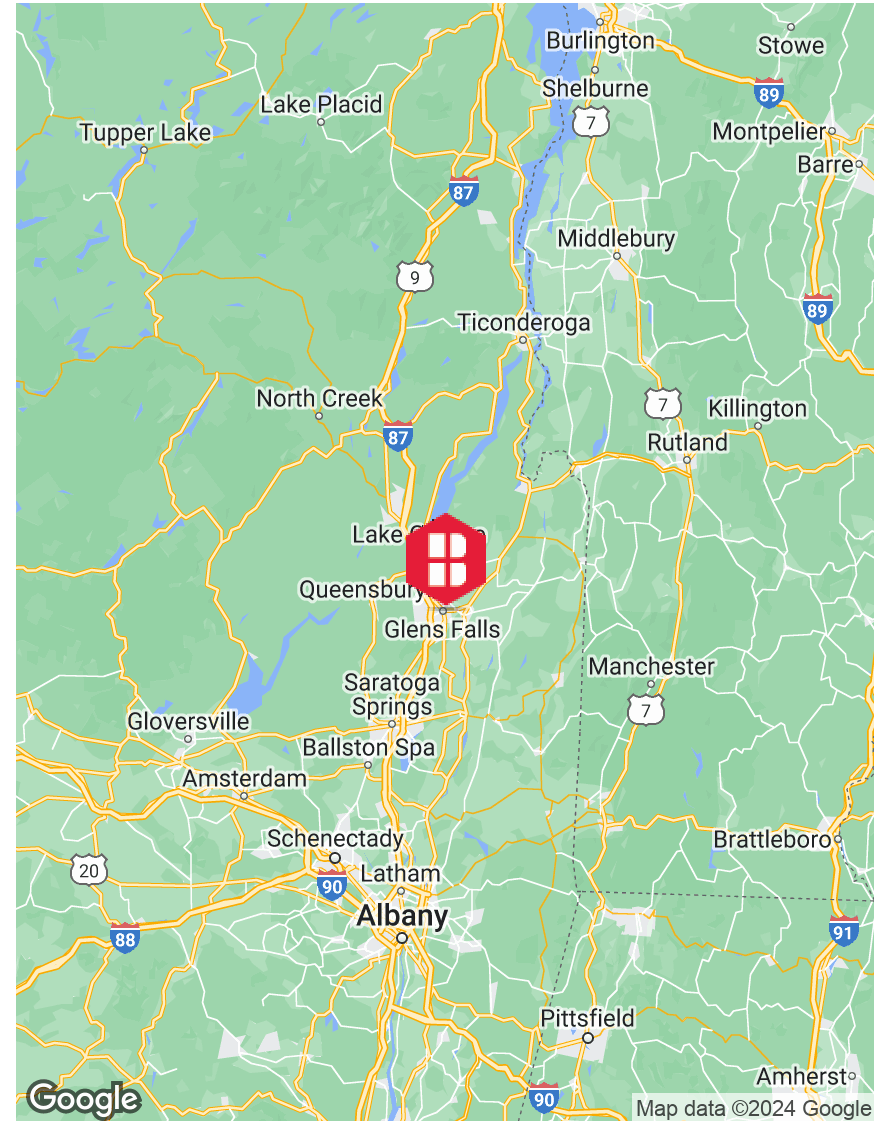


AREA MAP



DRIVING DISTANCES TO MAJOR LOCATIONS

CITY	DISTANCE
Interstate 87	7 Miles
Albany/Albany International Airport, NY	52 Miles
Burlington, VT	94 Miles
Syracuse, NY	150 Miles
New York City, NY	203 Miles
Boston, MA	204 Miles
Philadelphia, PA	280 Miles



DEMOGRAPHICS MAP & REPORT

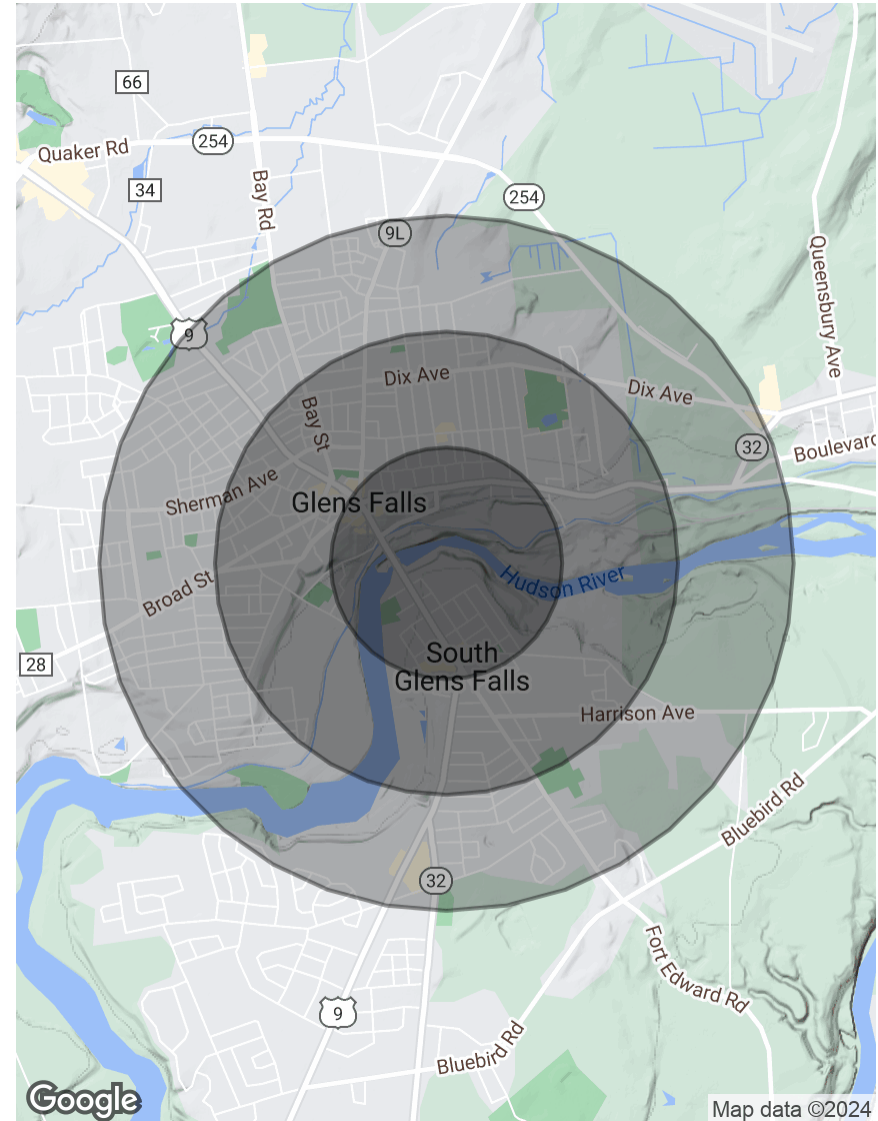
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,915	9,204	17,823
Average Age	35.0	36.2	37.6
Average Age (Male)	34.5	35.9	36.1
Average Age (Female)	36.2	37.0	39.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	943	4,752	8,969
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$57,301	\$60,732	\$63,847
Average House Value	\$166,567	\$150,899	\$160,426

* Demographic data derived from 2020 ACS - US Census



CONTACT



John Harris
Senior Vice President
215.448.6052
jharris@binswanger.com



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



Nick Biedron
Vice President
215.448.6065
nbiedron@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.