

FOR LEASE

# Mayfield Commerce Park

204 County Highway 157, Gloversville, NY 12078



Warehouse/Distribution Center

## 31,500± SF

### Property Highlights

31,500± SF portion of 570,000± SF warehouse/distribution center. Racking in place if needed Overflow space in facility if needed. Great potential for transportation and freight handling.

- Office SQFT Available: 11,500± SF
- Zoning: Industrial
- Excellent Condition
- HW Boiler
- A/C in Office
- Well Water
- Loading Docks: 3 truck level, 14'
- Parking: 200 Private
- Acres: 98±

Demographic	1 Mile	3 Miles	5 Miles
Population	444	13,095	25,417
Households	181	5,567	10,603
Average H.H. Income	\$85,565	\$74,675	\$69,109
Total Employees	18	388	1,007
Total Businesses	154	4,764	10,181

Source: ESRI 2023

Traffic Counts	
State Highway 349 & Red Bunch Loop Rd	3,378 AADT
State Highway 30 W Main St	10,550 AADT

Source: NYS DOT 2023

### Contact

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**Total Square Feet:** Approximately 570,000 square feet, sub-dividable

**Square Feet By Floor:** Expandable to 950,000± square feet  
Entirely one story with exception of 15,000± square feet of second story office area.

**Basic Dimensions:**  
Western Sections: 440'8" x 521'6" – plus second story offices  
Eastern Section: 724'10" x 442'6"

**Total Lot Size:** Approximately 78 acres, which includes 20.8± acre lot across the street (west side of Patch Road) that is utilized for car and trailer parking.

**Extra Acreage:** Approximately 65 acres of land running west of main lot, which includes former rail bed, and runs west to Route 154.

**Parking:**  
In front of building (just west of building) 150± cars  
Across Patch Road (west side of Patch Rd) 75± cars and 75± trailers

**Dates of Construction:**  
1967 (125,000± square feet)  
Northwest Section: 1973 (40,000± square feet)  
Southern Section: 1983 (80,000± square feet)  
Southwest Section: 1994 (320,500± square feet)  
Eastern Section:

**Floors:**  
Western Sections: 230,000± square feet – minimum 6" reinforced concrete  
Eastern Sections: 320,500± square feet – 5" concrete slab reinforced with 6x6, 6 ga. w.w.f.

**Walls:**  
Northwest & Southern Sections: Brick over concrete block and concrete block  
West Wall – Decorative concrete panels and glass panels  
Southwest Section: South Wall – Insulated metal panels  
Eastern Section: 26 gauge metal panels inside and out with 8" batt insulation; South Wall also has decorative block wainscot 10'.

**Columns:**  
Northwest Section: 125,000± square feet – 14" Steel H columns  
Southwest Section: 120,000± square feet – 8" Steel H columns  
Eastern Section: 320,500± square feet – 8" Steel square columns

**Ceilings:** Steel Truss

**Roof:** The roof was replaced in total with TPO Membrane single ply with a 20 year warranty.

**Office Facilities:** Approximately 30,000 square feet of air conditioned office area located on two stories in the southwest corner of the facility. On the first floor, the space consists of a lobby/reception area, 14 private offices, 2 general office areas, a conference room, security room, restrooms, etc. On the second floor, the space consists of 17 private offices, 2 general office areas, 1 conference room, 1 kitchen, restrooms, etc. Finish includes wall-to-wall carpeting and vinyl tile flooring, dropped acoustical ceiling tiles, fluorescent lighting, etc.

**Ceiling Heights:**  
40,000 Square Feet: 18' Clear under beam  
Balance of Plant Area: (510,000 Square Feet) 22' Clear under beam

**Column Spacing:**  
Western Sections: 40' x 40'  
(230,000 Square Feet)  
Eastern Section: 33' x 45'  
(320,500 Square Feet)

**Power:**  
Source: Supplied by Niagara Mohawk Power Corporation  
Primary Service: 13,200 Volts

**Transformers:**  
\*One (1) 750 KVA, 120/208 Volts, 3 phase pad mounted transformer located in the northwest corner of the building  
\*One (1) 1000 KVA, 120/208 Volts, 3 phase pad mounted transformer located to the rear of the office area (southwest section of the building)  
\*One (1) 500 KVA, 277/480 Volts, 3 phase pad mounted transfer located adjacent to 1994 addition (eastern section)  
\*One (1) 450 KVA, 480 Volts, 3 phase pad mounted transformer located next to the pump house (just south of building)

**Gas:** Supplied by Niagara Mohawk Power Corporation – 6" main rated at 30 PSI. Pressure is rated at 2 PSI inside the building

**HVAC:**  
Office Area (SW end of building) (30,000± Square Feet)  
Heat: Western Section: (215,000± Square Feet)  
Eleven (11) rooftop electric package HVAC units with heat pumps.  
One (1) gas fired Weil-McLain hot water boiler rated at 106 HP and installed in 1993. One (1) dual gas or #2 oil fired Federal hot water boiler rated at 150 HP. There are two (2) 275 gallon pad mounted #2 oil storage tanks located inside the boiler room (northeast corner of the building) that feed this boiler.

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### **New Eastern Section:** (320,500± SF)

Eight (8) ceiling suspended gas fired Cambridge hot air blowers rated at 900,000 BTU each.

### **Ventilation:**

Northwest Sections: (125,000± Square Feet) Ceiling fans are located throughout this area, as well as skylights that open automatically in emergency (fire/smoke) situations.

Southwest Section: (80,000± Square Feet) There are three (3) rooftop exhaust fans and six (6) manually operated sky lights.

Eastern Section: (320,500± Square Feet) There are six (6) rooftop exhaust fans and two (2) wall mounted exhaust fans (1 in the north wall and 1 in the south wall).

**Sprinklers:** 100% Coverage by a closed loop wet system having twelve (12) 8' risers around the perimeter of the building. The system is fed by a retention pond south of the building via a Lexington electric pump and a King-Knight diesel fired pump (utilized as a backup). Both pumps are rated at 2000 G.P.M. with a net pressure of 126 PSI.

**Emergency Water Supply:** There are a total of eight (8) private fire hydrants located around the building as follows: two (2) off the east wall; two (2) off the south wall; one (1) off the west wall; and three (3) off the north wall.

**Water:** Two (2) private wells located directly southeast of the facility.

**Septic:** Private system with a waste treatment facility located south of the building.

**Compressed Air:** There are (3) rotary compressors equaling seventy-five (75) horsepower. The air-lines remain distributed throughout the western sections of the facility.

### **Lighting:**

Northwest Section: Combination of 8' fluorescent fixtures and metal halide fixtures.

Balance of Facility: Metal halide fixtures.

### **Exterior:**

Truck Loading: Pole and wall mounted halogen fixtures.

South Wall: There are twenty-one (21) (8' x 10') manually operated insulated metal tailgate dock doors with load levelers, dock seals and dock lights.

West Wall: There are seventeen (17) interior tailgate dock doors with load levelers, dock seals and dock lights.

East Wall: There is one (1) 14' x 14' electronic operated insulated metal drive-in-door.

### **Zoning:**

Industrial  
Commerce Park has New York State "Empire Zone" designation.

### **Last Use:**

Warehouse Distribution

### **Power:**

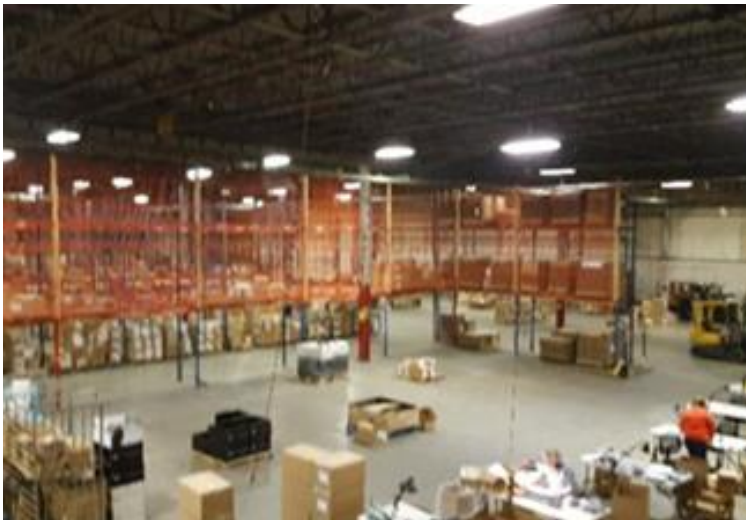
Source: Supplied by Niagara Mohawk Power Corporation

Primary Service: 13,200 Volts

### **Miscellaneous:**

Outbuildings:  
(Included in Total SF)

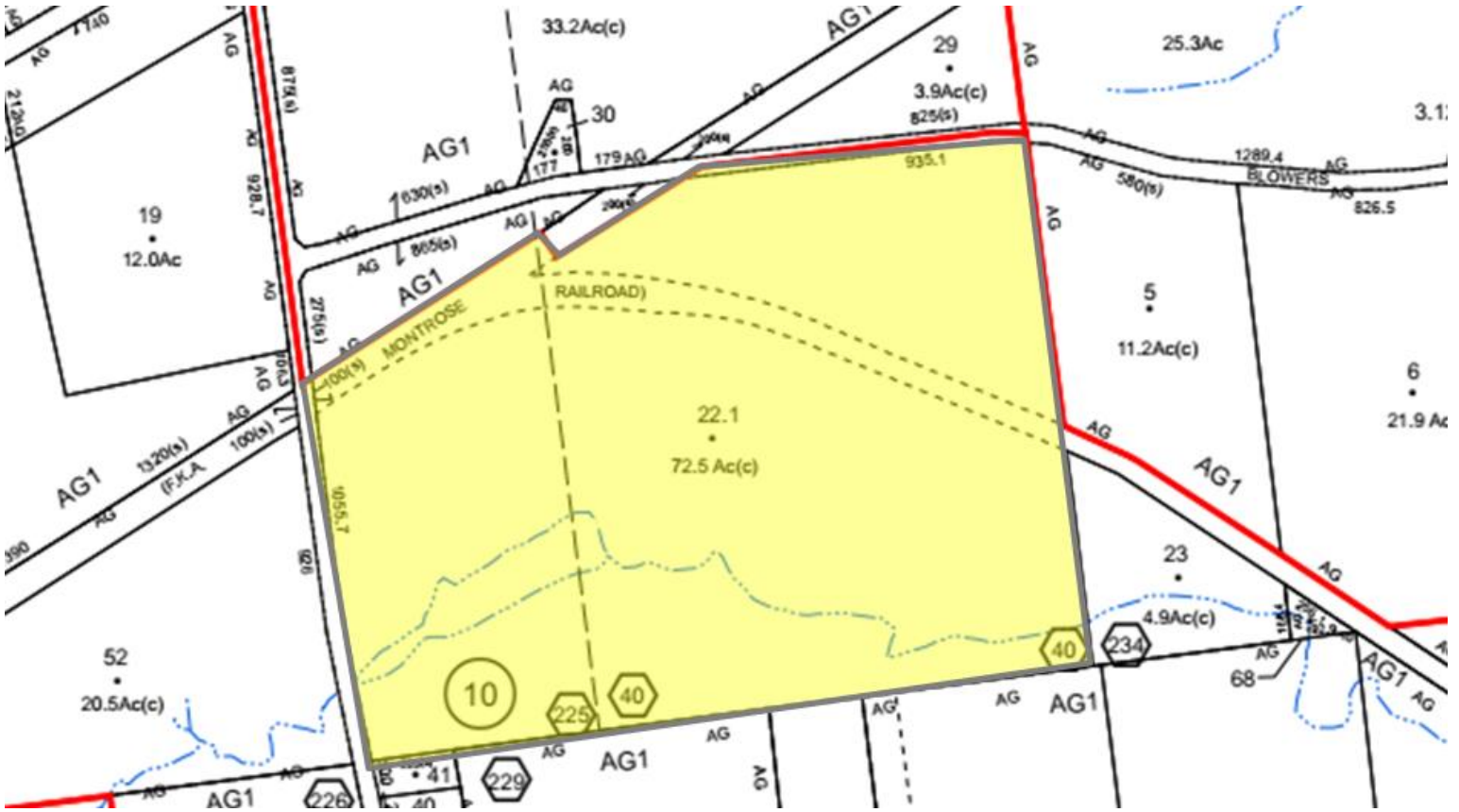
1. Pump House  
Located just off the southwest corner of the building.
2. Sewage Treatment Facility  
Located off the south wall of the facility.





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