

FOR SALE - 50 Willow St. Amsterdam NY



168,960 SF, 227,000 SF or 395,960 SF Industrial Warehouse & Land
“Owner User Opportunity”
Easy Access to I-90 & the Amsterdam Amtrak Train Station

Building - Willow "A"

Square Footage	+/- 168,960 SF
Floors	6
Docks	8
Drive In Doors	1
Ceiling Heights	1-17', 2-14', 3-14', 4-15', 5-19', 6-22'
Freight Elevators	2
Occupied / Vacant	5 Floors Occupied / 1 Floor Vacant

Building – Willow "B"

Square Footage	+/- 227,000 SF
Floors	6
Docks	4
Drive In Doors	1
Ceiling Heights	1-17', 2-14', 3-14', 4-14', 5-14', 6-13'
Freight Elevators	2
Occupied / Vacant	3 Floors Occupied / 3 Floors Vacant

REDUCED ASKING SALE PRICE

Willow "A": \$1,500,000

Willow "B": \$1,500,000

***Each building can be sold separately or together**

Property Features

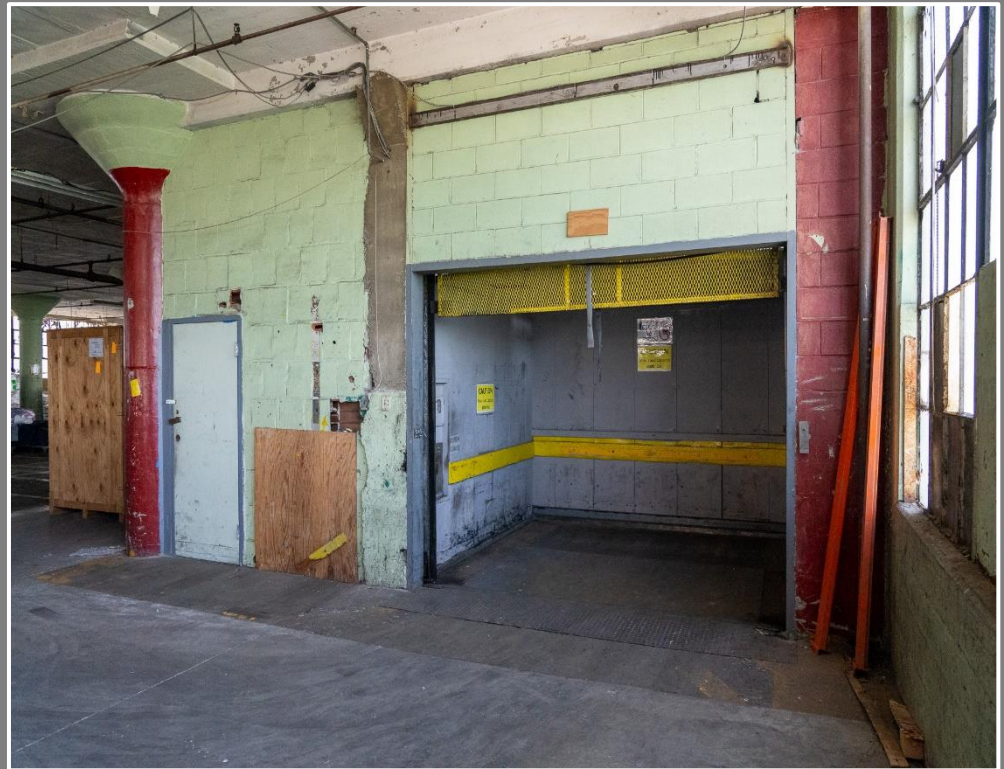
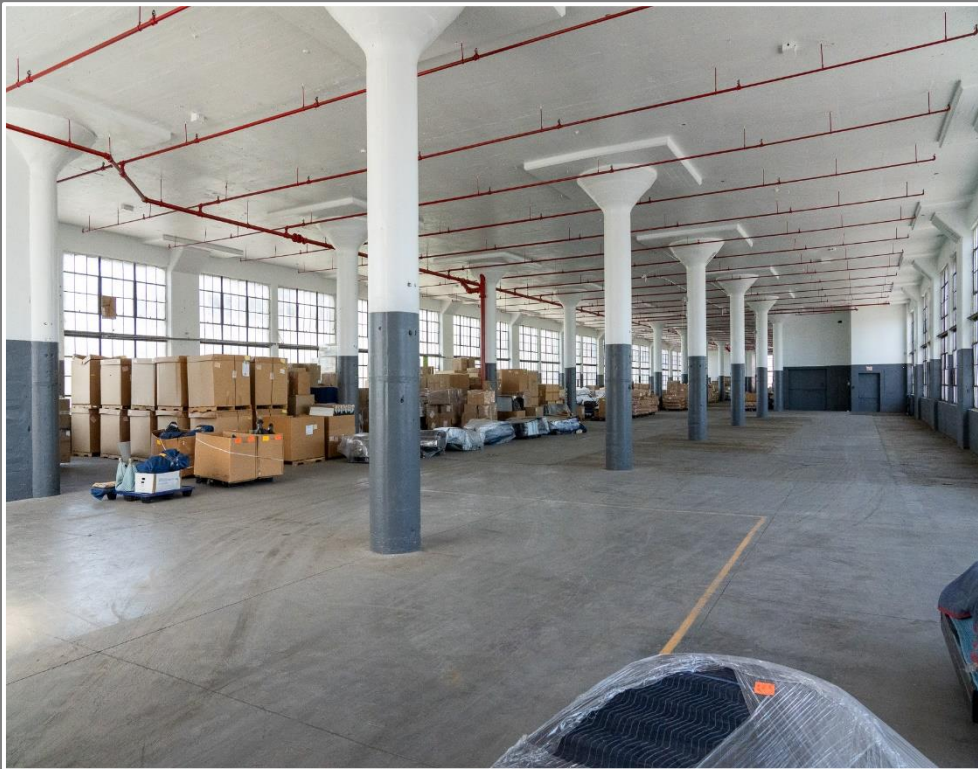
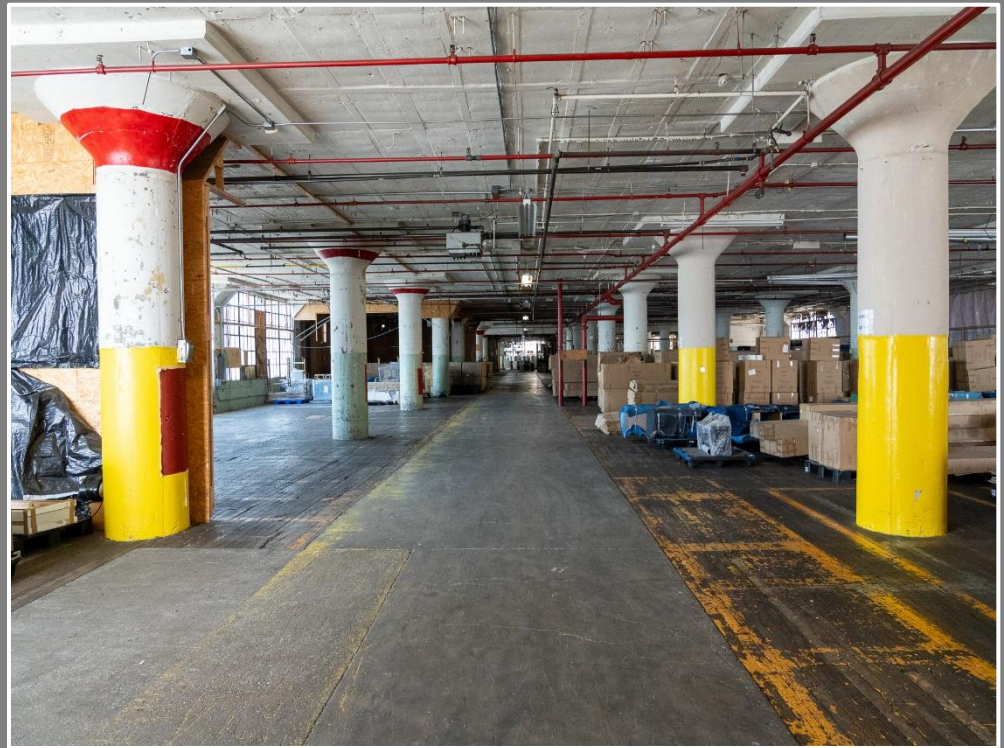
Total Building SF	+/- 395,960SF
Yearly Property Taxes	+/- \$17,000
Location	Easy Access to I-90 & the Amtrak Train Station
Notes	+/- 75 Car Parking Spots Sprinkler System & Gas Floor Load is approximately 250 lbs per sq foot



Exclusively Marketed By:

**Frank Rao & Michael Rao
New York Commercial Realty Group LLC
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