

# Available for Sale



**~257,860 SF Industrial Facility  
on 49.00 acres**

12089 State Route 9W  
West Coxsackie, New York

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## Property Specifications

<b>Total building size:</b>	257,860 square feet	<b>Electric service:</b>	Supplied by Central Hudson Gas & Electric Co. 1,600 amps, 277/480 volt, three-phase, four-wire, alternating current (AC).
<b>Office area:</b>	14,400 square feet	<b>Lighting:</b>	LED lighting
<b>Warehouse area:</b>	243,460 square feet	<b>Heating type:</b>	Office: Split system air conditioners with electric air handling units Warehouse: Gas-fired Cambridge units (7 units, ranging from 692 to 757- MBH input each)
<b>Acreage:</b>	49.00 acres	<b>Natural gas service:</b>	Supplied by Central Hudson Gas & Electric Co.
<b>Column spacing:</b>	50' x 60'	<b>Water service:</b>	Public utility - Village of Coxsackie
<b>Year built:</b>	1989-1990	<b>Sewer service:</b>	Public utility - Village of Coxsackie
<b>Construction:</b>	Floor: Concrete slab Walls: Masonry block and IMP Columns: Steel H columns	<b>Roof:</b>	Warehouse: Standing seam metal roof Office: Rubber Membrane
<b>Ceiling height:</b>	High Bay: 32' clear Low Bay: 12'8" – 18' clear Loading Bay: 15' clear	<b>Sprinkler:</b>	100% wet system protected with an ESFR system in high bay
<b>Loading:</b>	Thirty-one (31) total doors as follows: <ul style="list-style-type: none"><li>One (1) 9'x16' drive in door located at the rear of the building</li><li>Two (2) 9'x10' dock high loading doors located at the rear of the building</li><li>One (1) loading platform with a drive in ramp and dock high loading platform</li><li>Twenty-Seven (27) 9'x10' dock high loading doors with seal and manual load levelers</li></ul>	<b>Back Up Generator:</b>	Full building back up generator on site, diesel fuel with 2-day run time.



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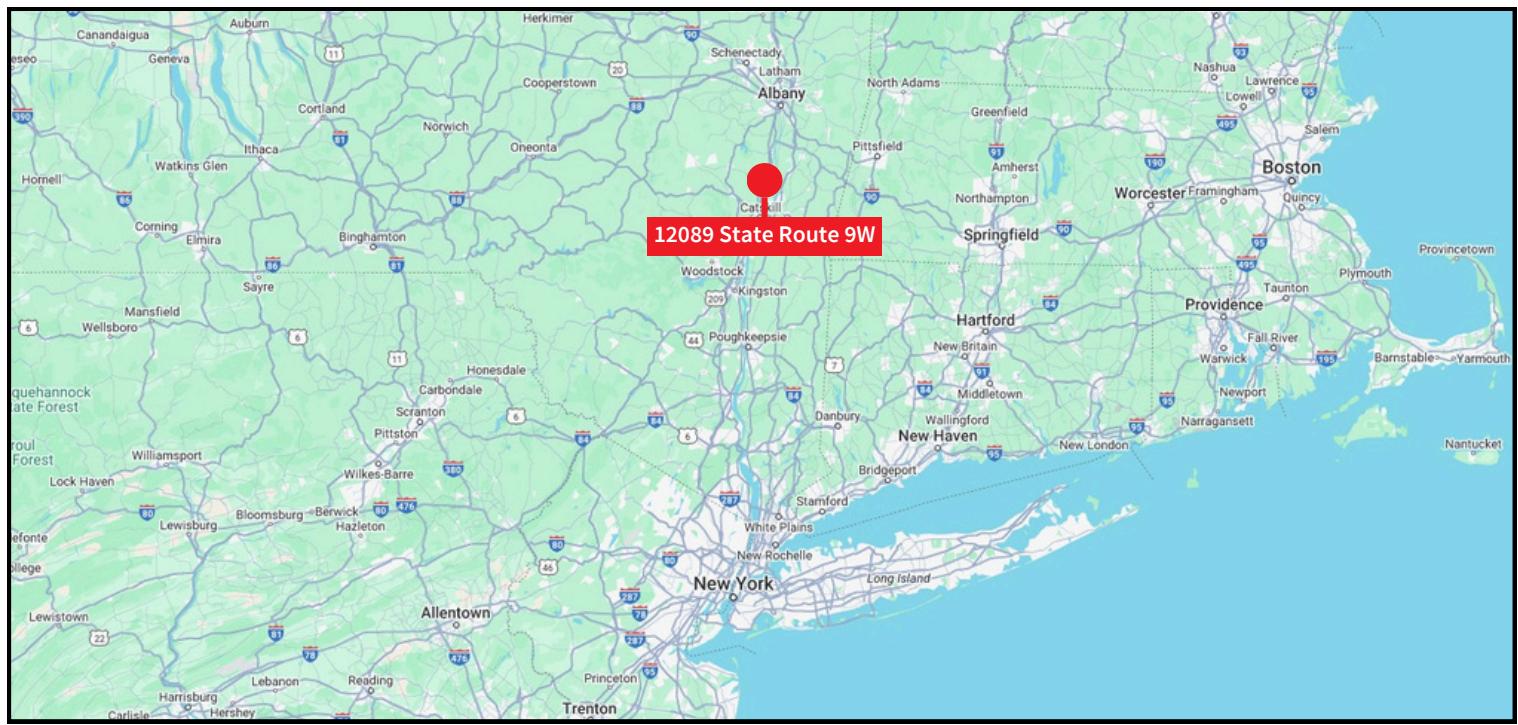
## Site Plan



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## Location Maps



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