

Available for Sale



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

12089 State Route 9W
West Cossackie, New York

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Property Specifications

Total building size:	257,860 square feet
Office area:	14,400 square feet
Warehouse area:	243,460 square feet
Acreage:	49.00 acres
Column spacing:	50' x 60'
Year built:	1989-1990
Construction:	Floor: Concrete slab Walls: Masonry block and IMP Columns: Steel H columns
Ceiling height:	High Bay: 32' clear Low Bay: 12'8" – 18' clear Loading Bay: 15' clear
Loading:	Thirty-one (31) total doors as follows: <ul style="list-style-type: none">• One (1) 9'x16' drive in door located at the rear of the building• Two (2) 9'x10' dock high loading doors located at the rear of the building• One (1) loading platform with a drive in ramp and dock high loading platform• Twenty-Seven (27) 9'x10' dock high loading doors with seal and manual load levelers

Electric service:	Supplied by Central Hudson Gas & Electric Co. 1,600 amps, 277/480 volt, three-phase, four-wire, alternating current (AC).
Lighting:	LED lighting
Heating type:	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)
Natural gas service:	Supplied by Central Hudson Gas & Electric Co.
Water service:	Public utility - Village of Coxsackie
Sewer service:	Public utility - Village of Coxsackie
Roof:	Warehouse: Standing seam metal roof Office: Rubber Membrane
Sprinkler:	100% wet system protected with an ESFR system in high bay
Back Up Generator:	Full building back up generator on site, diesel fuel with 2-day run time.



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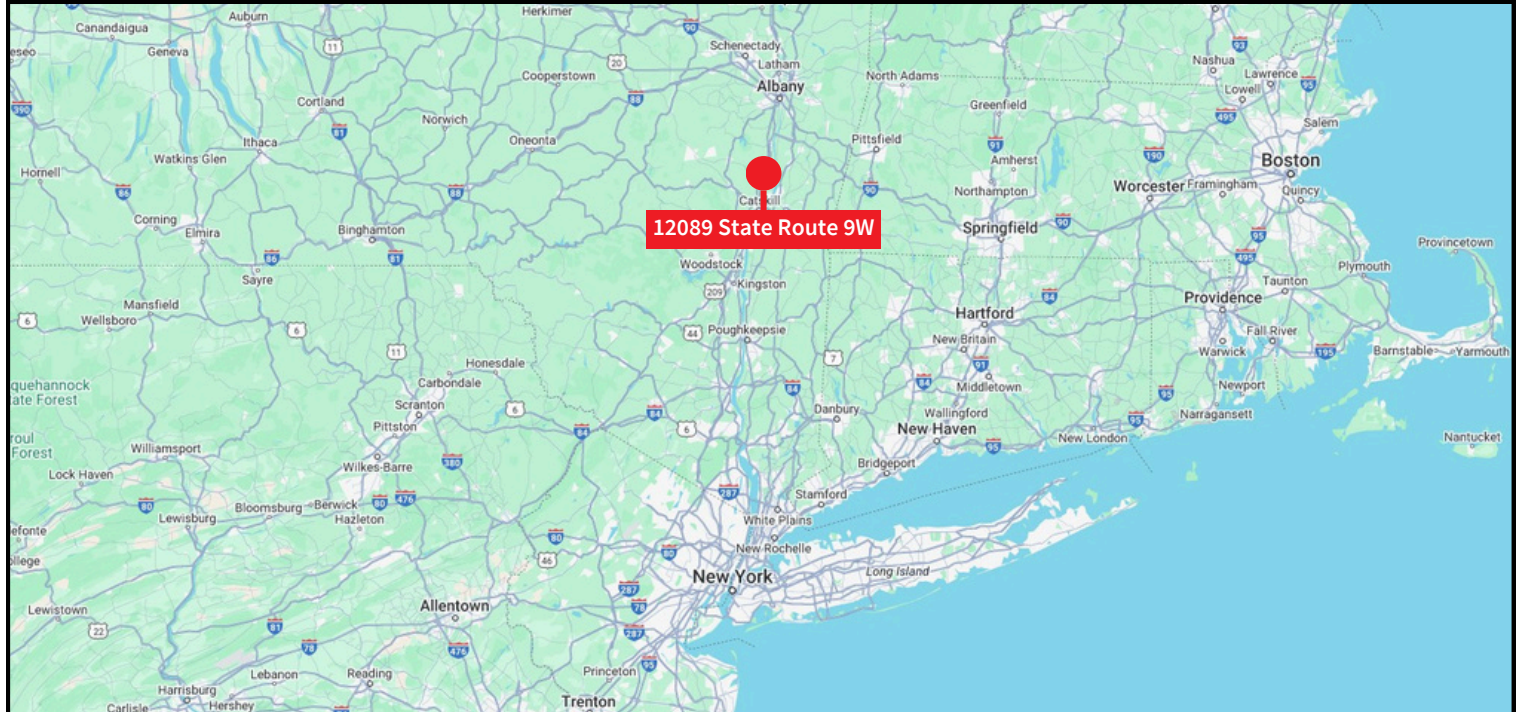
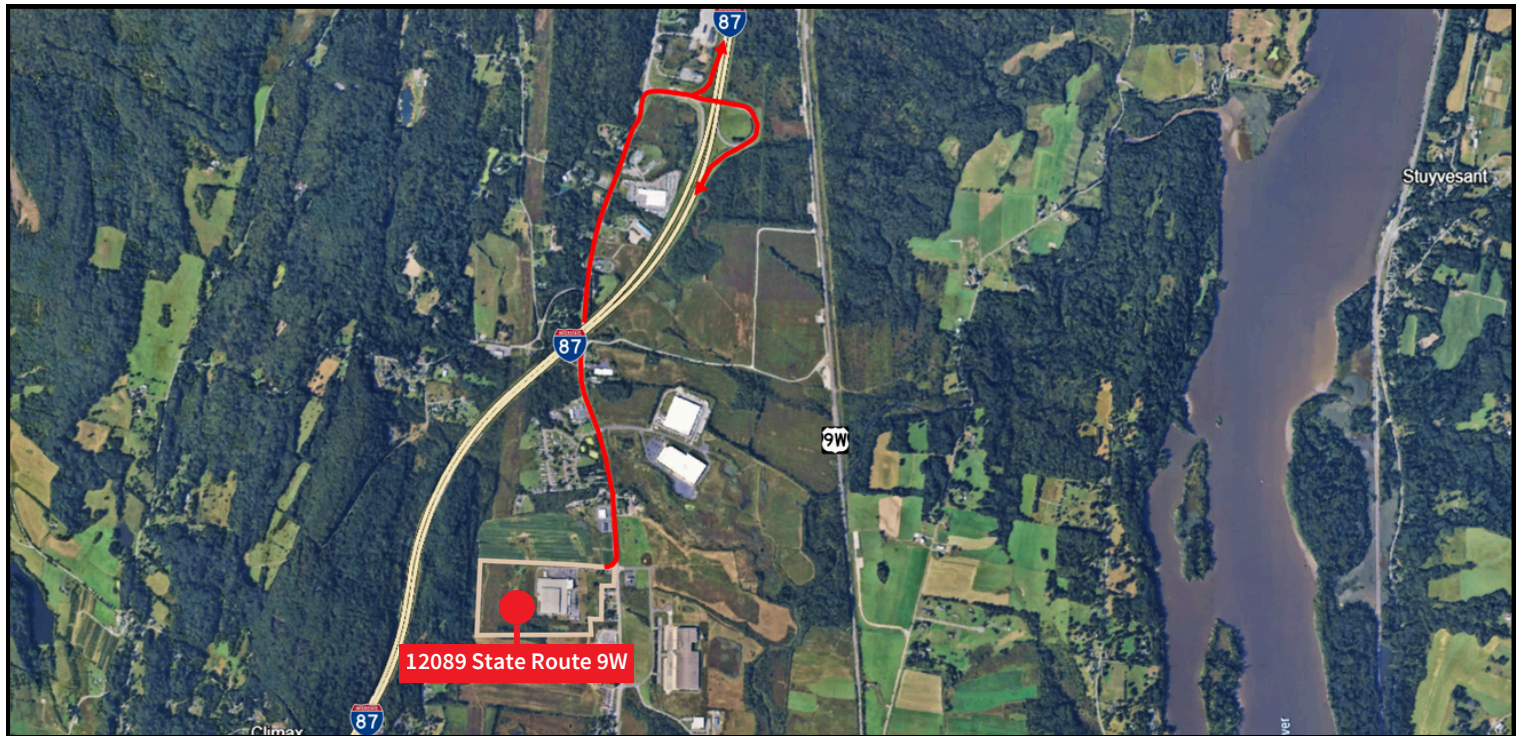
Site Plan



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Location Maps



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