

FOR SALE 24,678 SQ. FT. WAREHOUSE - 20' CEILING HEIGHT

63 RAILROAD AVE, WALDEN, NY 12586

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,300,000
Building Size:	24,678 SF
Available SF:	10,000 - 24,678 SF
Lot Size:	7.9 Acres
Price / SF:	\$133.72
Renovated:	2018
Zoning:	H-1

PROPERTY OVERVIEW

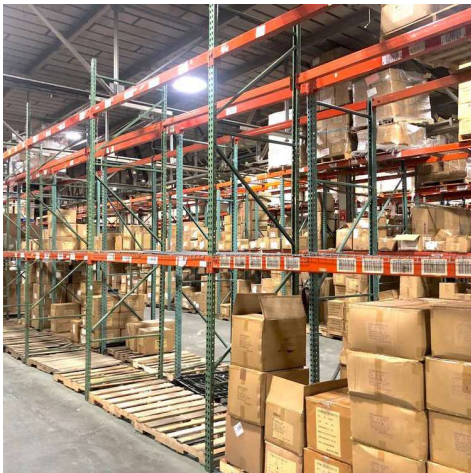
Industrial warehouse building ideal for manufacturing and distribution. Municipal water and sewer. Significant upgrades to the building in the last 5 years include. Clear span steel truss, ceiling height of 20', 15' clear to bottom of beam, new \$50K security system with cameras throughout, and all new LED lighting in the warehouse. Electric: 800 amps with direct feeds to middle of the warehouse. Strategic Hudson Valley location situated just a short drive to I-87 and I-84. Industrial Park setting in the town of Shawangunk (Walden Zip Code). 9 Miles - 16 Minutes to I-84. 10 Miles - 20 Minutes to I-87.

The block structure is comprised of approximately 1,800 square feet of office and 23,000 square feet of warehouse. Ample parking on site. 1 loading dock with 12' door and 1 drive-in bay with 12' door. Mens and womens bathrooms off the warehouse. Small garage storage off the office space. Potential to expand the building as needed. Situated on 7.9 acres. Office area is comprised of 3 private offices, a large reception area, kitchen, and bathroom. Gas baseboard heat in the office space and two new gas Reznor units in the warehouse. Very efficient building.

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ADDITIONAL PHOTOS

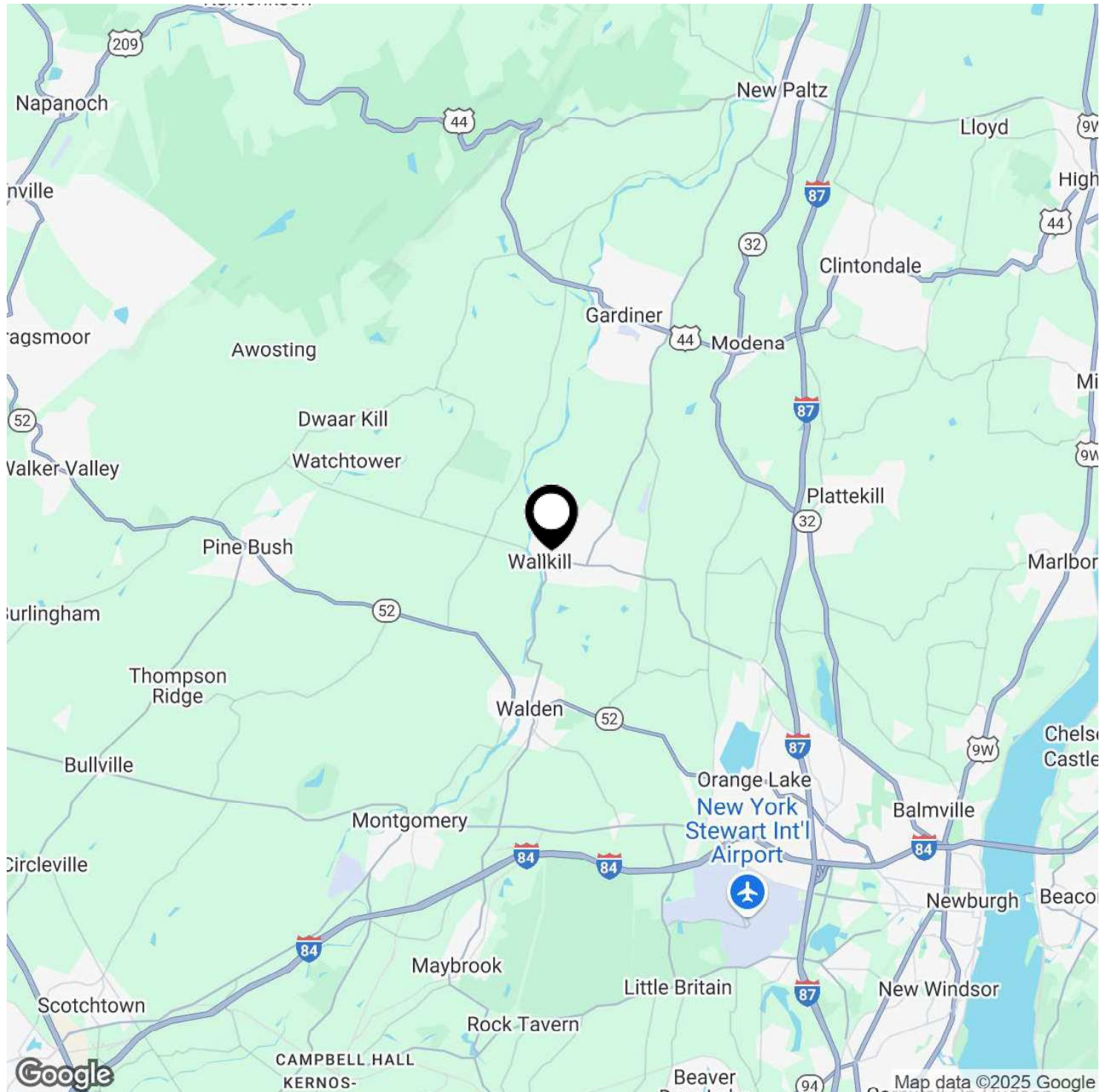


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LOCATION MAP



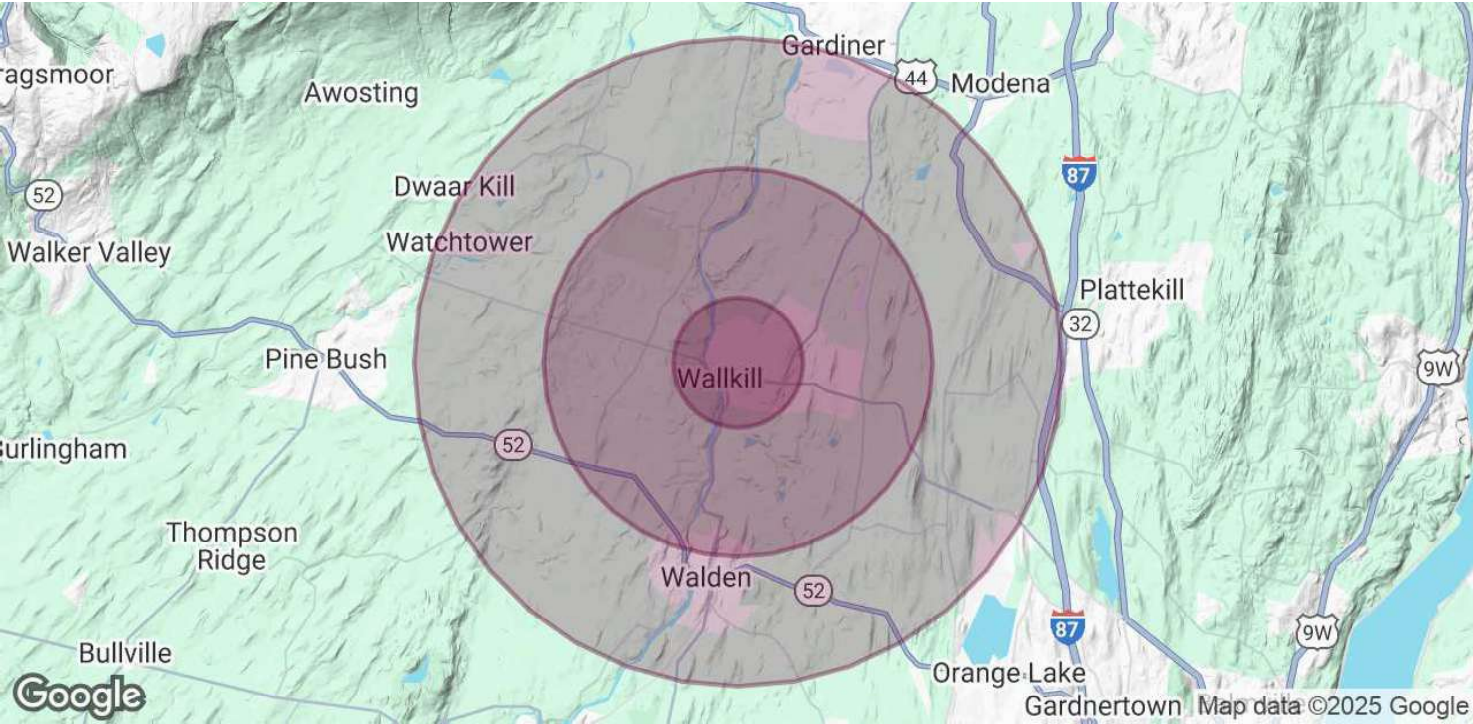
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,297	18,431	35,597
Average Age	37.7	37.7	38.1
Average Age (Male)	37.6	37.2	37.4
Average Age (Female)	37.8	38.2	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,262	6,719	12,165
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$68,515	\$74,082	\$78,596
Average House Value	\$302,869	\$315,222	\$326,082

2020 American Community Survey (ACS)