



## THREE INDUSTRIAL BUILDINGS FOR SALE OR LEASE

Industrial | Office Campus

### Property Highlights

LOCATION	26 miles south of Albany, 130 miles north of NYC, 5 miles to NYS Thruway (I-87) Exit 21B
ZONING	Light Industrial, Light Manufacturing
USES	Manufacturing, storage, logistics, distribution, high tech
LOT SIZE	7.62 acres, 2 adjacent lots with 553 ft. road frontage
BLDG #1	±39,900 SF with (3) 8'x9' grade-level doors
BLDG #2	±15,000 SF with (1) 9'x9' truck level door and (1) 12'x12' grade level door
BLDG #3	± 9,750 sf with (1) 9'x9' and (1) 6'x9' grade level door
WAREHOUSE HT	24 ft. clear under-steel, includes 15,000 SF clear-span space
PARKING	±150 spaces plus ample outdoor storage space
HVAC	Propane / high pressure natural gas line just 1,000 feet away
ELECTRIC	3-Phase electric, access to 4 MGW
WATER/SEWER	Municipal
FEATURES	Full office, conference room, cafeteria, bathrooms, security, fiber

**SALE PRICE: \$995,000**

**LEASE RATE: \$4.00 - \$5.00/SF NNN**

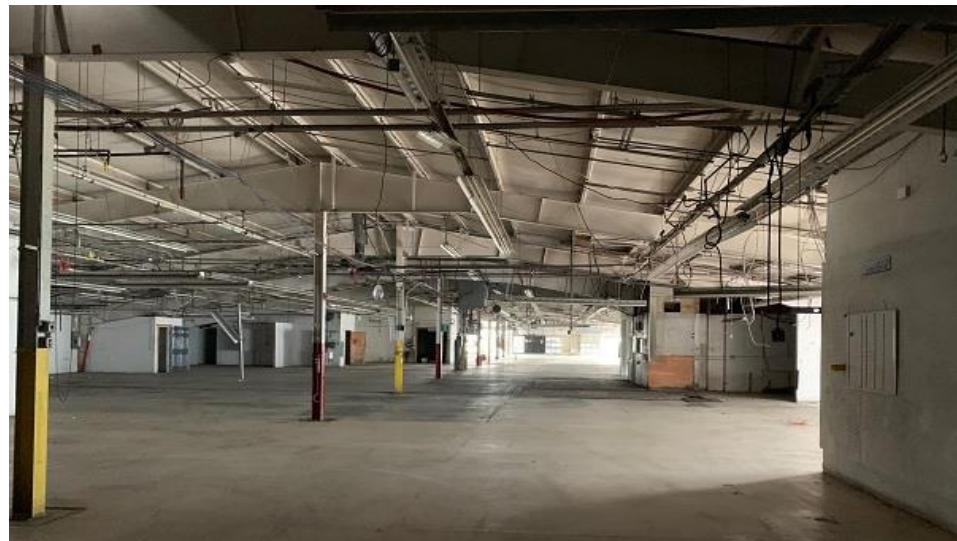
For more information, please contact:

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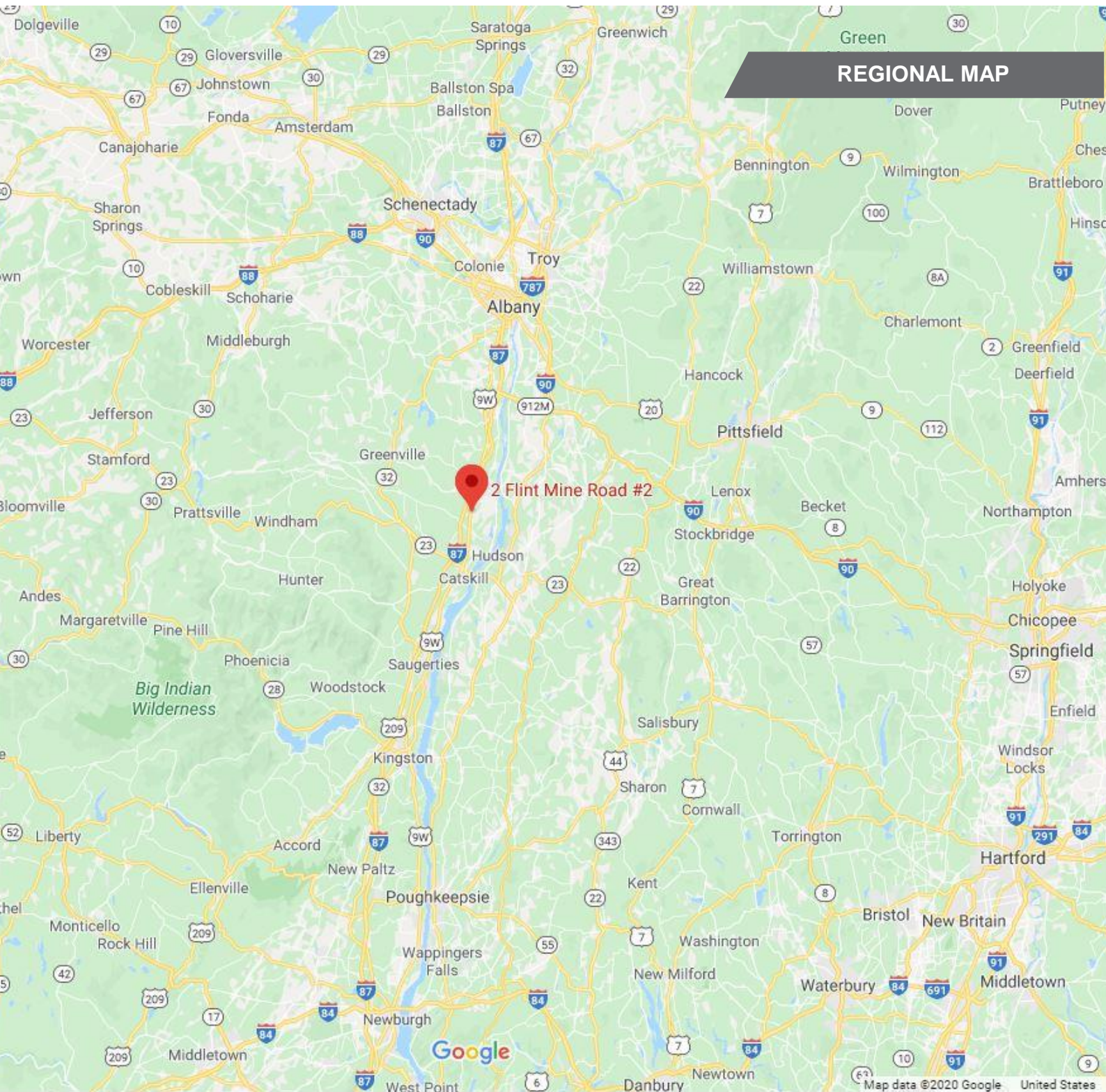


**Pyramid Brokerage  
Company**

**AVAILABLE FOR SALE OR LEASE**

**2 Flint Mine Road**

**Coxsackie | Greene County, NY**



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