



For Sale / Lease

# 11450-11470 Main Road Newstead, NY

Industrial / Warehouse Opportunity / For Sale or Lease

## INDUSTRIAL / WAREHOUSE OPPORTUNITY AVAILABLE

BUILDING FEATURES	
Total Available	32,600 ± Sq. Ft. Warehouse: 21,000 ± Sq. Ft. Office: 9,000 ± Sq. Ft. Two (2) Exterior Garages: 600 ± Sq. Ft. and 2,000 ± Sq. Ft.
Lot Size	6.6 ± Acres

### Property Highlights

- 32,600 ± Sq. Ft. of light manufacturing / industrial space available
- Two (2) exterior garages on site totaling 600 ± Sq. Ft. and 2,000 ± Sq. Ft.
- 21,000 ± Sq. Ft. warehouse
- 9,000 ± Sq. Ft. office space
- Six (6) grade level doors
- One (1) truck level door
- Located on 6.6 + acres leaving room for expansion
- Well-suited to investors looking for a value-add opportunity or owner occupiers
- Opportunity suitable for a contractor or as a self storage investment
- Located in the Town of Newstead
- Ideal for: contractors, light manufacturing & assembly, light distribution, redevelopment to self storage



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	770	6,725	24,588
Average Household Income	\$109,834	\$123,195	\$130,068



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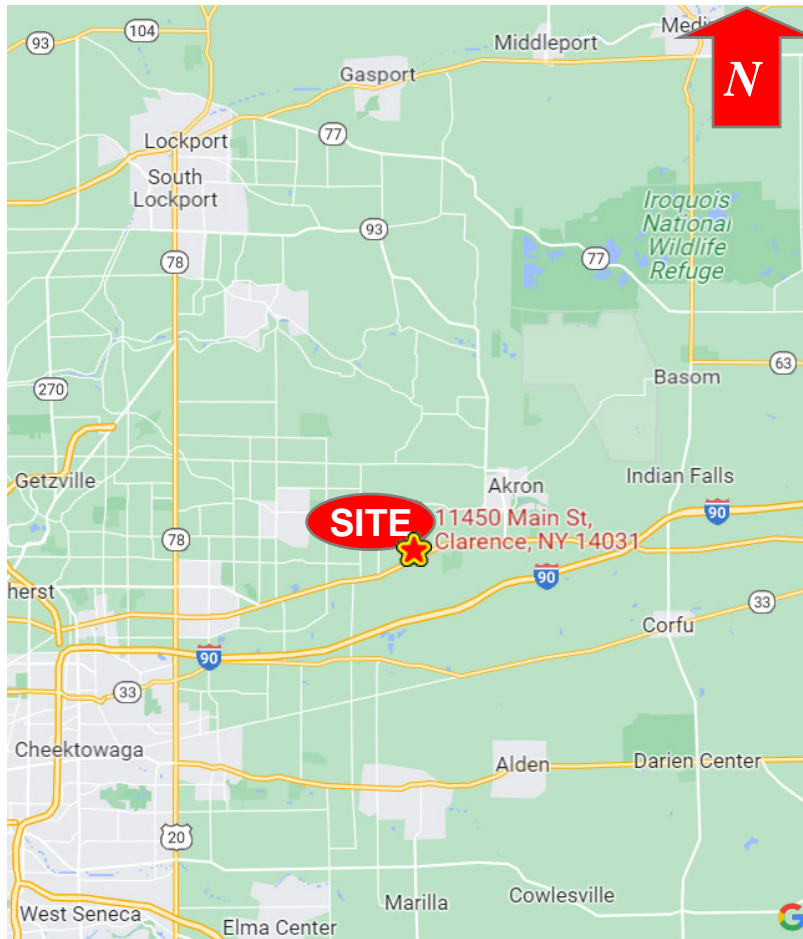
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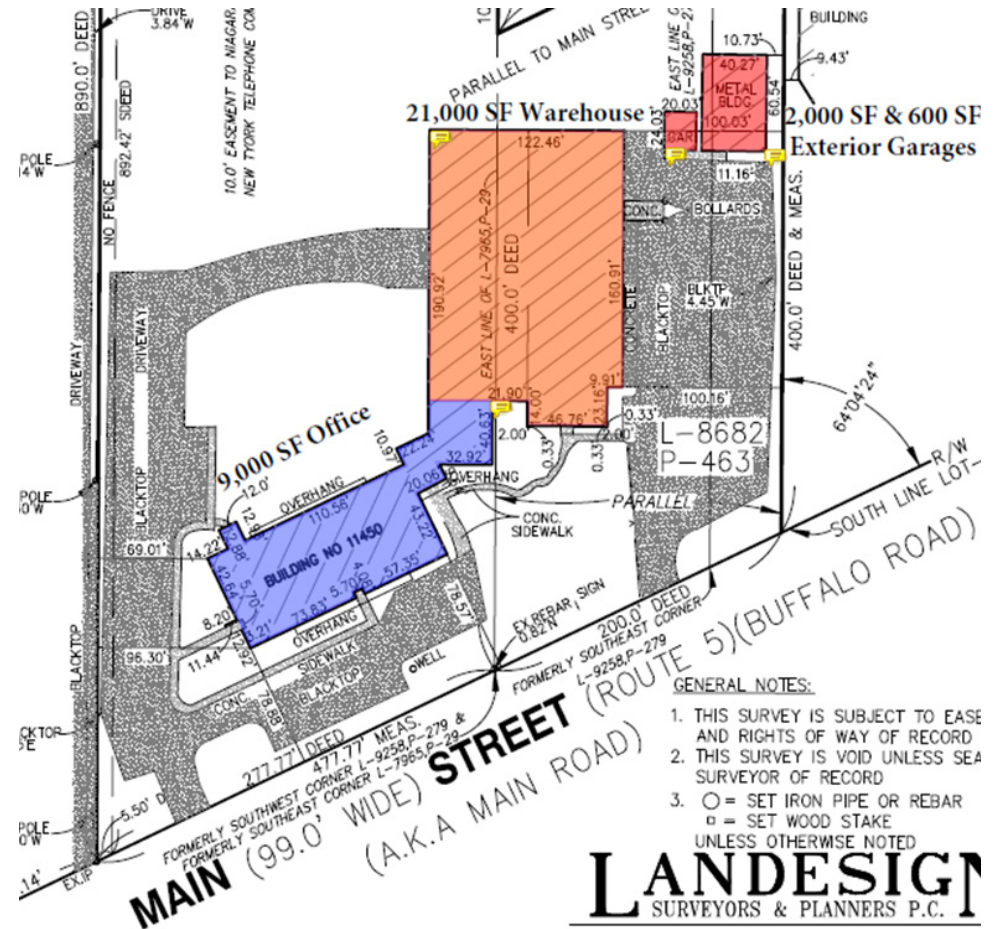
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Location Map



Floor Plan

- GENERAL NOTES:**
1. THIS SURVEY IS SUBJECT TO EASE AND RIGHTS OF WAY OF RECORD
  2. THIS SURVEY IS VOID UNLESS SEA SURVEYOR OF RECORD
  3. ○ = SET IRON PIPE OR REBAR  
□ = SET WOOD STAKE  
UNLESS OTHERWISE NOTED

**LANDESIGN**  
SURVEYORS & PLANNERS P.C.

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Property Photos

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