

# 370-372 STATE ROUTE 43

## WAREHOUSE/RETAIL

STEPHENTOWN, NEW YORK 12168



**Proposed Warehouse/Retail Development**  
**1.35± AC**



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

## PROPOSED DESIGN

### OPTION 1



### OPTION 2



### OPTION 3



### OPTION 4



### OPTION 5



## PROPOSED BUILDING DETAILS

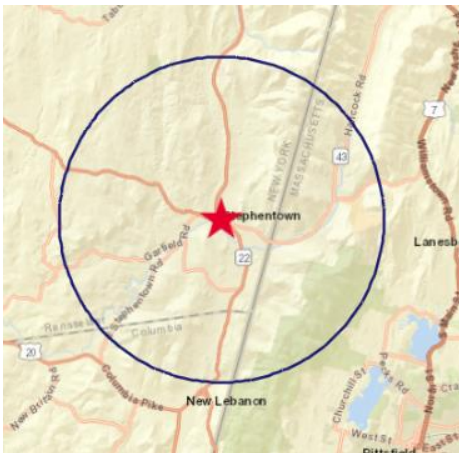
- Planned Commercial Development
- Five Proposed Build to Suit Projects
- Approved & Ready for Construction
- 1.35± Total Acres
- 252'± of Frontage (Route 43)
- Parcel ID #: 196.3-1-29.1
- C-I, Commercial – Industrial

# AERIAL

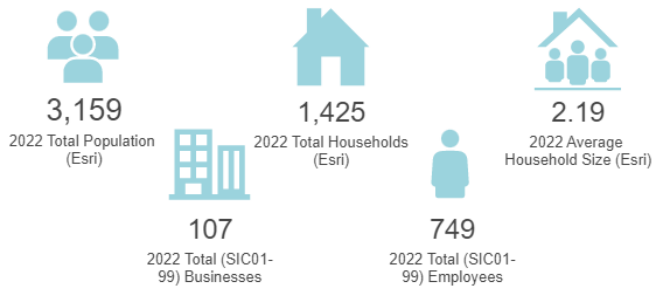


## DEMOGRAPHICS

Ring of 5 Miles



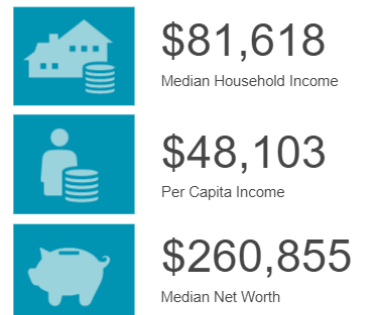
### GENERAL DEMOGRAPHICS



### Traffic Data

| Street name  | Cross street | Traffic volume | Direction | Distance |
|--------------|--------------|----------------|-----------|----------|
| NY 22        | Hwy 43       | 3,010          | SE        | 0.2      |
| State Hwy 43 | Madden Rd    | 2,700          | SE        | 0.5      |
| State Hwy 22 | Provost Rd   | 4,520          | SE        | 0.6      |

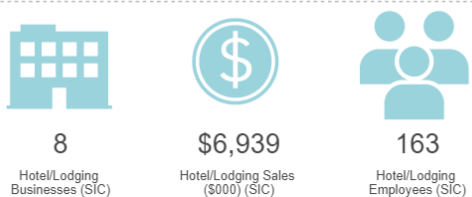
### INCOME



### HEALTH CARE EXPENDITURE



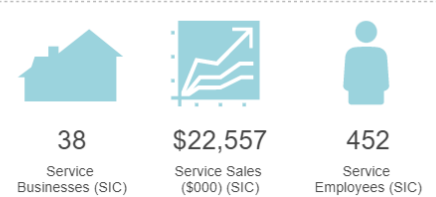
### HOTELS & LODGINGS



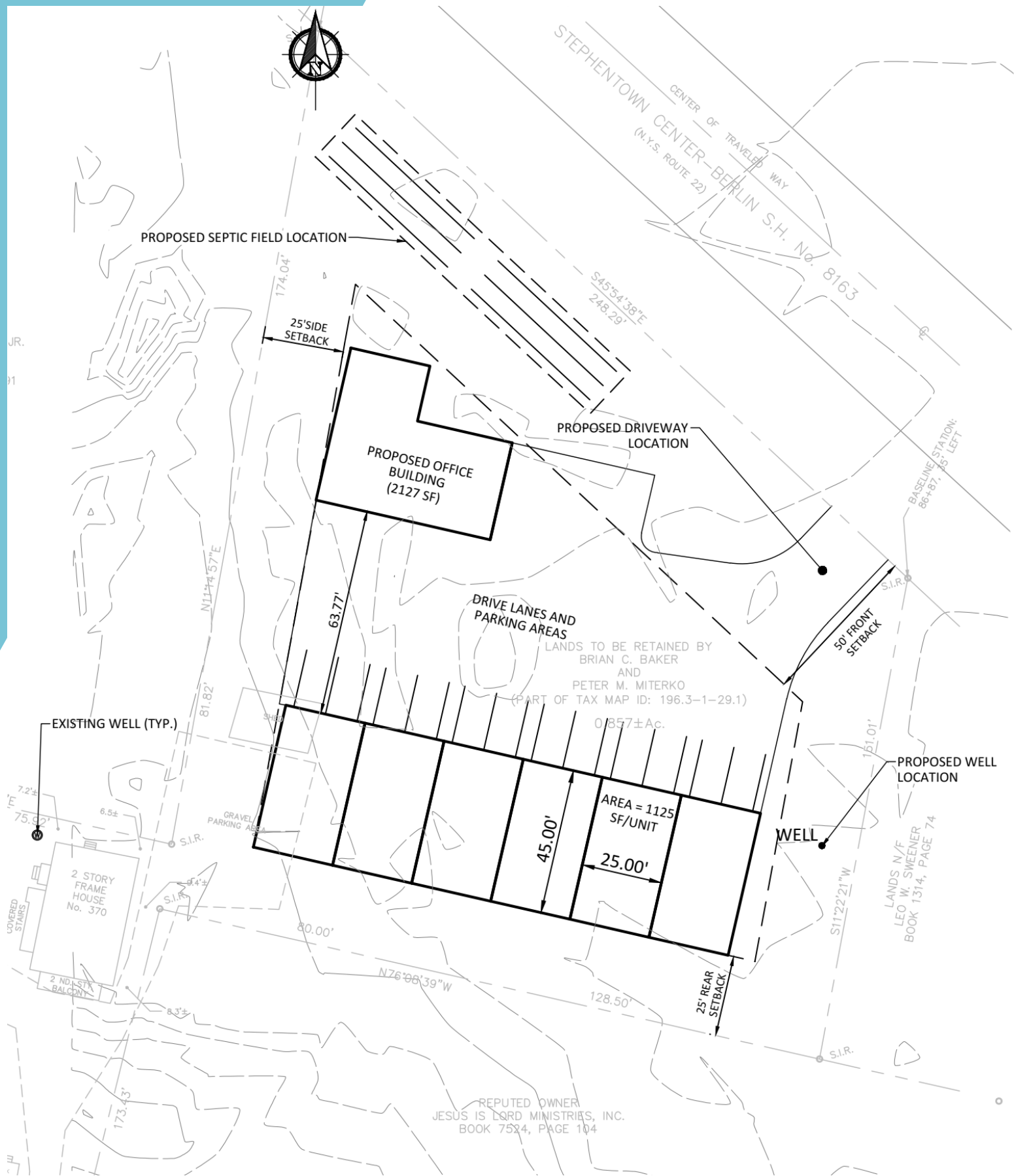
### RETAIL TRADE



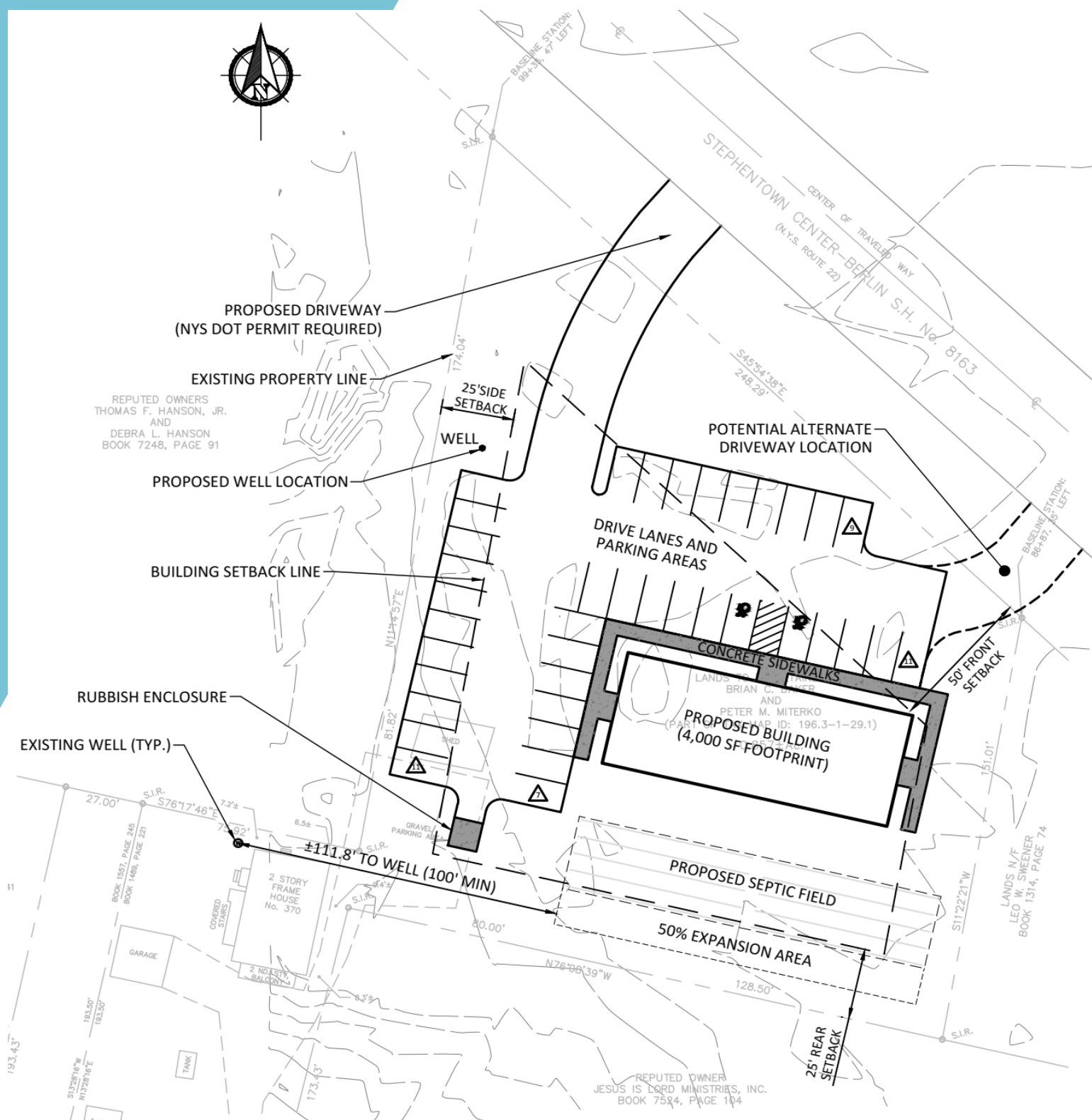
### SERVICES SUMMARY



SITE PLAN



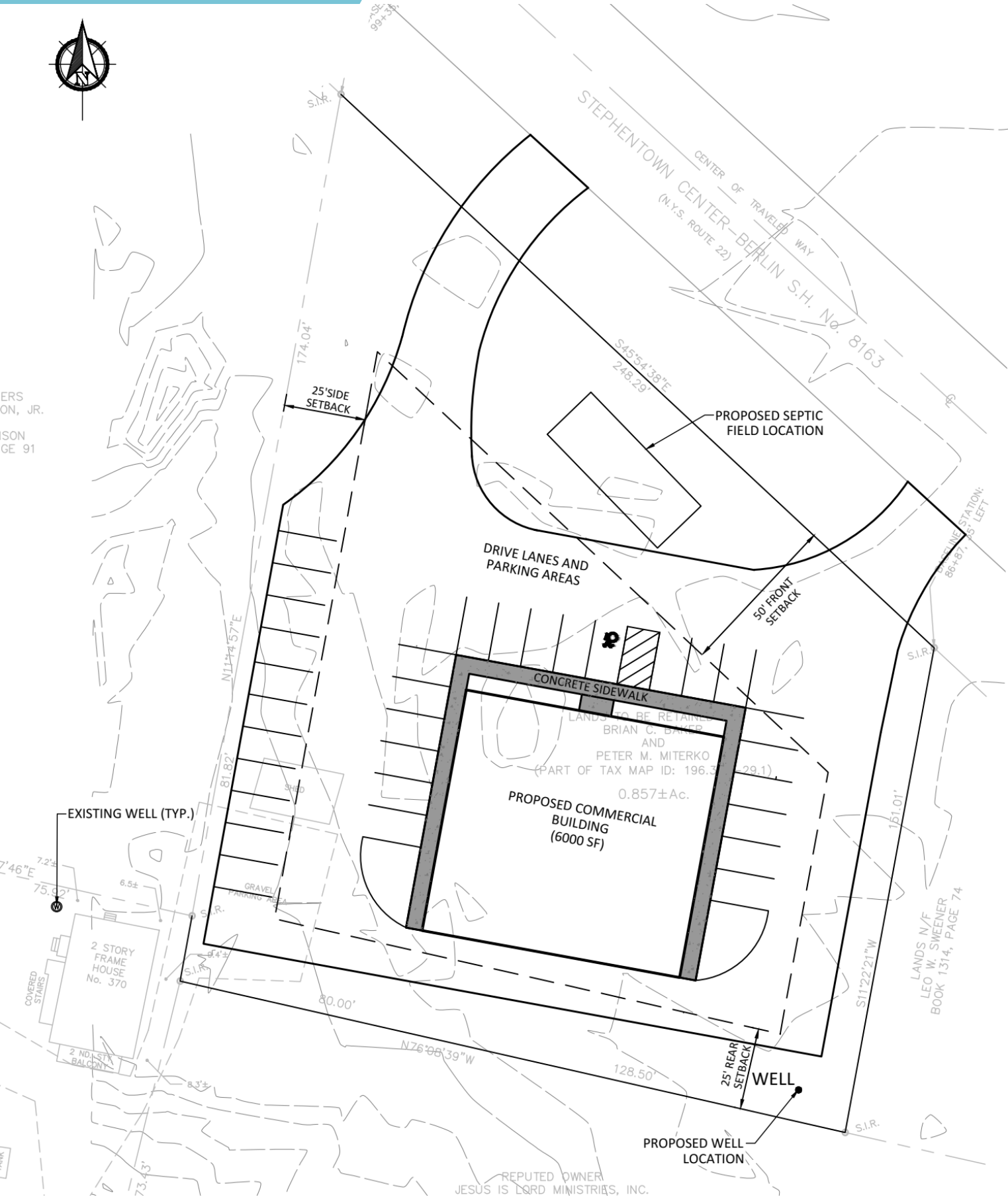
## SITE PLAN



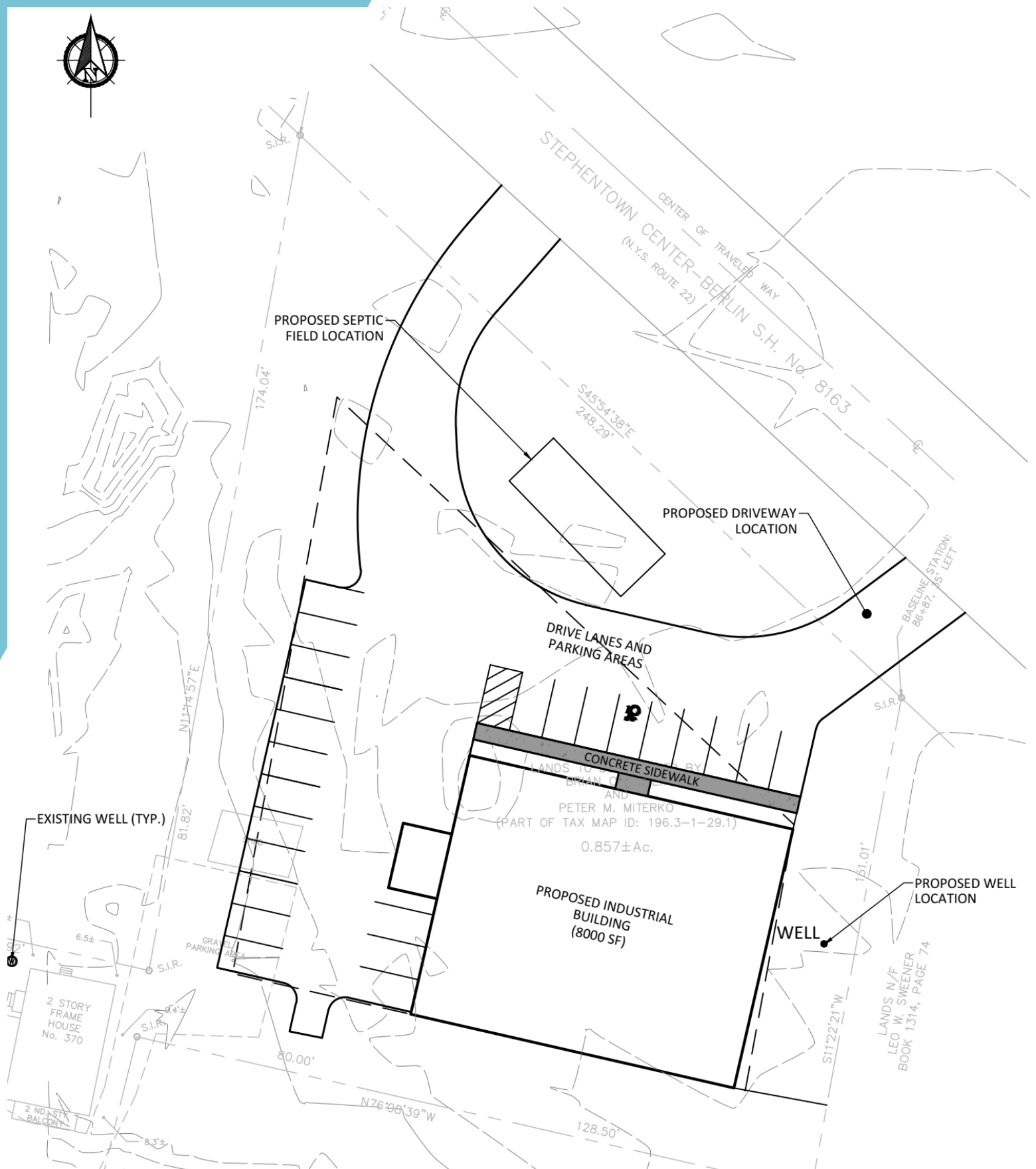
SITE PLAN



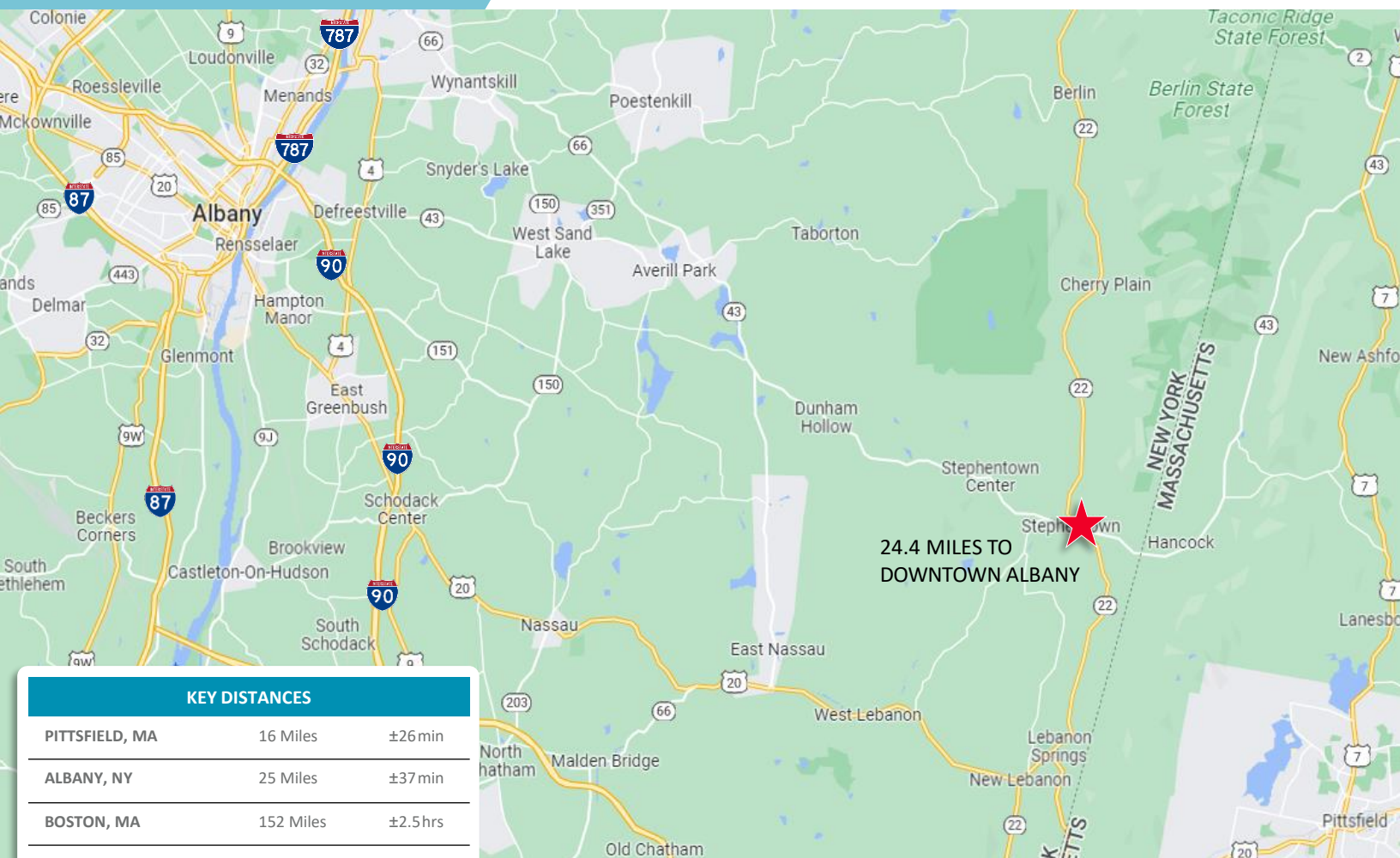
ERS  
ON, JR.  
SON  
GE 91



# SITE PLAN



## LOCATION



### KEY DISTANCES

|                  |           |         |
|------------------|-----------|---------|
| PITTSFIELD, MA   | 16 Miles  | ±26min  |
| ALBANY, NY       | 25 Miles  | ±37min  |
| BOSTON, MA       | 152 Miles | ±2.5hrs |
| NEW YORK, NY     | 154 Miles | ±3hrs   |
| SYRACUSE, NY     | 166 Miles | ±2.5hrs |
| MONTREAL, QC     | 239 Miles | ±4hrs   |
| PHILADELPHIA, PA | 248 Miles | ±4hrs   |
| BUFFALO, NY      | 309 Miles | ±5hrs   |
| PITTSBURGH, PA   | 475 Miles | ±8hrs   |

## CONVENIENT LOCATION

- Approximately 25 miles from Downtown Albany with close proximity to the NY/Mass Border
- Busy intersection
- Located minutes from Massachusetts, Berkshires, Jiminy Peak Mountain Resort, and Vermont
- Conveniently positioned between State Highway 43 and State Highway 22

## CONTACT



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