



INDUSTRIAL/WAREHOUSE SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- 59,642± Total SF across five buildings
- Main building has 5 Grade Level Doors, 1 Dock Door, 22,899± SF of Office Space and 8,000± SF of Warehouse Space
- Four additional buildings are used for warehousing
- Sufficient acreage for expansion
- Convenient location with easy accessibility to I-90 (NYS Thruway) and I-890
- Situated adjacent to the Schenectady County Airport
- Very active Industrial Market in the Capital District

Demographic	0-1 Mile	0-3 Miles	0-5 Miles
Population	3,344	50,890	123,126
Households	1,587	21,323	50,124
Average HH Income	\$108,530	\$82,815	\$85,796
Total Businesses	233	1,731	3,450
Total Employees	2,884	32,824	56,127
Source: ESRI, 2022			

Traffic Counts	
Freemans Bridge Rd & Worden Rd	13,200 AADT
Maple Ave & Air National Guard Rd	12,385 AADT
Source: NYS DOT, 2022	

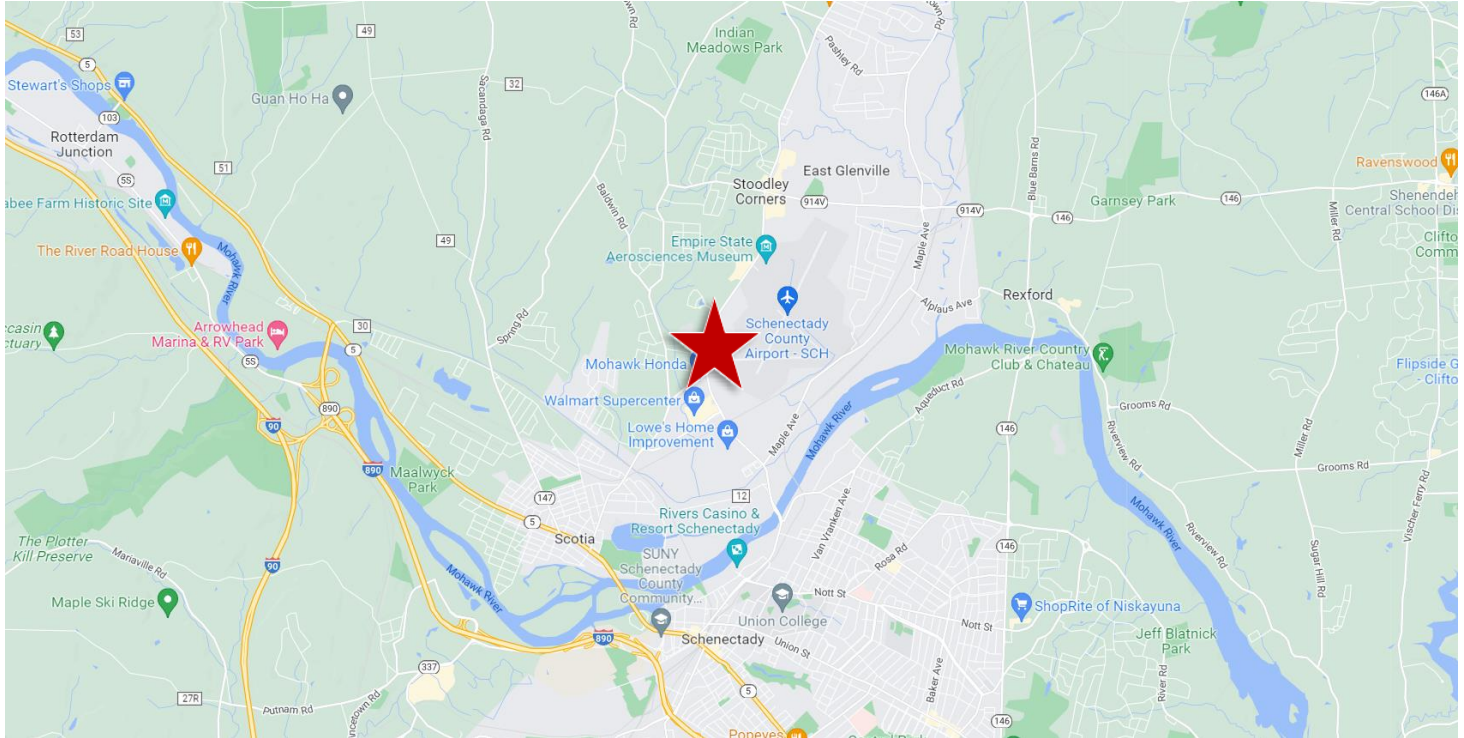
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LOCATION MAP



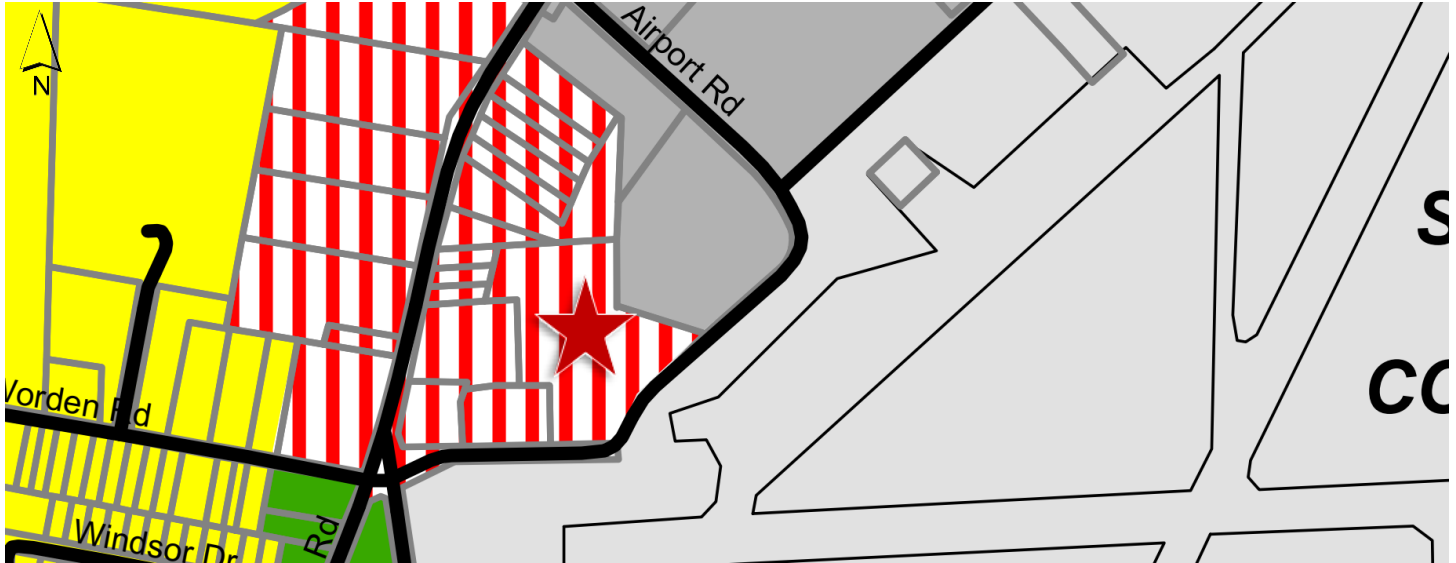
PROPERTY DESCRIPTION

The property is located adjacent to the Schenectady County Airport, North of the City of Schenectady. Total square footage includes all five buildings. Breakdown for each building is included on the aerial photo. Ownership has flexibility and will explore lease, sale, and sale/leaseback opportunities.

PROPERTY FEATURES

County:	Schenectady County	Current Use:	Office & Warehouse
Total Bldg. SF:	59,642± SF	Ceiling Height:	10-18' throughout
Acres:	6.34±	Zoning:	General Business
Year Built:	1971	Sprinklers:	None
Stories:	1	Taxes:	\$30,097.01 (Est. 2021)
Tax ID:	30.6-3-8.3	Utilities:	Municipal Water & Sewer Heat: GFHA

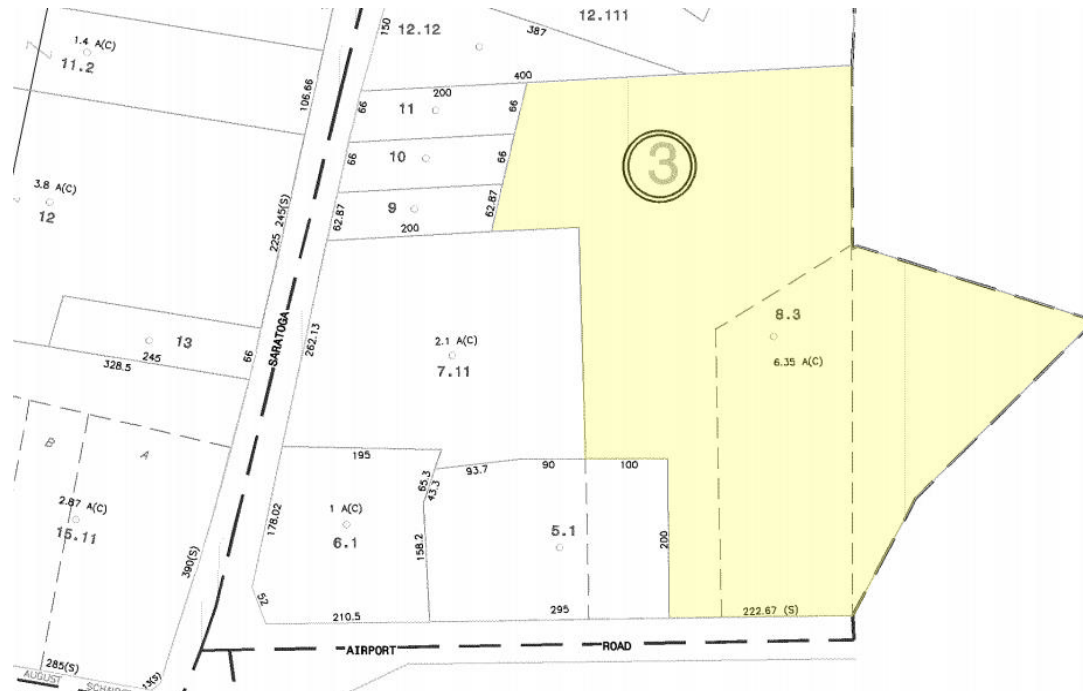
ZONING MAP



 GENERAL BUSINESS

General Business. Purpose - To provide for a wide variety of commercial uses that serve both local and regional needs in those areas where easy access is available, and where residential neighborhoods will not be significantly disturbed. The General Business District will allow numerous types of uses, including retail businesses, offices, personal and general services, public and private clubs, and lodges, museums, libraries, day-care centers, shopping centers, recreation facilities, hotels, motels, bed-and-breakfast, tourist homes and boardinghouses, laundromats, restaurants, food services, taverns and nightclubs.

TAX MAP

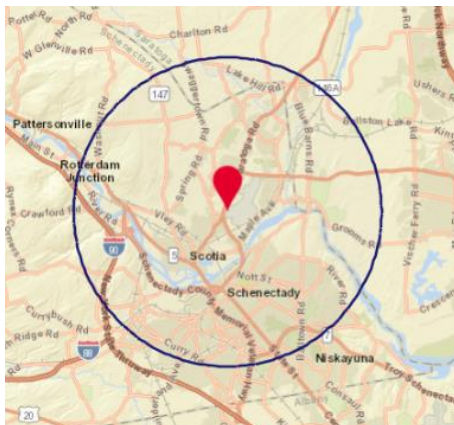


AERIAL



DEMOGRAPHICS

(Ring of 5 Miles)



Industrial Businesses

Company/Business Name	Employee Count	Direction	Distance
STARK INDUSTRIES	10	SW	1.6
P1 INDUSTRIES	10	SE	2.4
HITTEK INDUSTRIES INC	10	SE	3.8

Restaurants

Company/Business Name	Direction	Distance
WENDY'S	SW	0.1
CARM'S RESTAURANT	SW	0.5
INFERNO RESTAURANT & PIZZERIA	SW	0.6
SUBWAY	SW	0.6
GOLDEN BIRD CHINESE RESTAURANT	NE	0.7
SUBWAY	SE	1.0
SKY PORT DINER	SE	1.1
GLENVILLE QUEEN DINER	NE	1.3
MC DONALD'S	NE	1.3
PANERA BREAD	NE	1.3

INCOME



\$62,695
Median Household Income



\$35,098
Per Capita Income



\$112,154
Median Net Worth

HEALTH CARE EXPENDITURE

\$2,001
Medical Care



\$3,925
Annual Health Insurance Expenditures

SERVICES SUMMARY

TRANSPORTATION BUSINESS

MANUFACTURING



1,483

Service Businesses (SIC)



\$1,226,494

Service Sales (\$000) (SIC)



27,237

Service Employees (SIC)



78

2021 Transportation (SIC40-47) Businesses



95,250

2021 Transportation (SIC40-47) Sales (\$000)



1,703

2021 Transportation (SIC40-47) Employees



87

2021 Manufacturing (SIC20-39) Businesses



1,616,217

2021 Manufacturing (SIC20-39) Sales (\$000)



7,342

2021 Manufacturing (SIC20-39) Employees