

FOR SALE

31,920 SF INDUSTRIAL
1263 ROUTE 9, SCHODACK, NY 12033



PROPERTY HIGHLIGHTS

- SALE PRICE: \$2,000,000
- LOADING: PRIMARY BUILDING: 5 OHD RANGING FROM 12-16',
SECONDARY BUILDING: 2 OHD
- MULTIPLE CRANES IN PLACE
- LOCATED ON BUSY ROUTE 9 WITH ACCESS TO I-90 IN UNDER 1 MILE

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NAI Platform

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The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FEATURES

1263 ROUTE 9, SCHODACK, NY 12033

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Industrial building located along growing Route 9 in Schodack, New York. Current configuration includes two buildings on site and historically utilized by RM Lill, a regional industrial paint and sand blasting contractor. Primary building includes five overhead doors providing flexible access point, wide column spacing, and existing cranes. Secondary building is currently used partially for office area and light assembly. Site is serviced by municipal Water.

Sale Price	\$2,000,000
RE Taxes	Town/County Tax: \$15,805 School Tax: \$29,989
Building Type(s)	Primary Building: PEMB Secondary Building: Wood Frame
Building Size	31,920 SF
Office	Under 1,000 SF currently built out
Lot Size	7.68 Acres
Delivery	Delivered vacant June 1, 2021

Loading	Primary Building: 5 OHD Secondary Building: 2 OHD
Ceiling Height	Primary Building: 24' total 16' Under Crane Hook Secondary Building: 8 - 16'
Columns	60-70'
Equipment	(2) Five Ton Cranes, (1) 3 Ton Crane (can be upgraded to a Five), (1) 20 Ton Crane
Yard Storage	Yes
Paved Yard	No

Sprinkler	None - Water service to building
Roof	Primary Building: Metal Secondary Building: Asphalt Shingles
Zoning	Highway Commercial
Utilities	National Grid (Electric, Natural Gas)
Heat	Primary Building: Radiant Gas Tube Heaters Secondary Building: Gas Hot Water Boiler
Water and Sewer	Municipal Water, Septic

INTERIOR

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SITE

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ADDITIONAL EQUIPMENT AVAILABLE TO REMAIN IN PLACE FOR \$500,000

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Sandblast Equipment

- Hoffman Blastroom 20 feet tall, 20 feet wide and 65 feet long with full recovery system
- Pangborn Rotoblast Cabinet Serial #ES-1838-14/S990169 8 wheel automated sandblast machine
- Pangborn 6LK-7 Rotoblast Table

Air Compressor

- Ingersoll Rand 75HP Model #R55I-A110

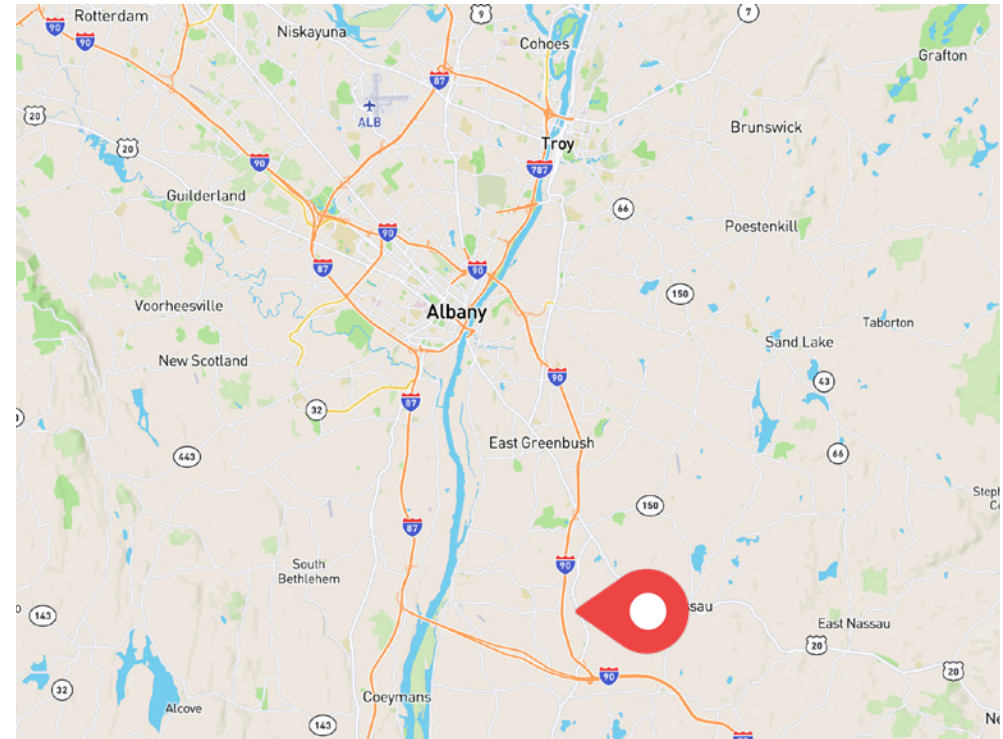
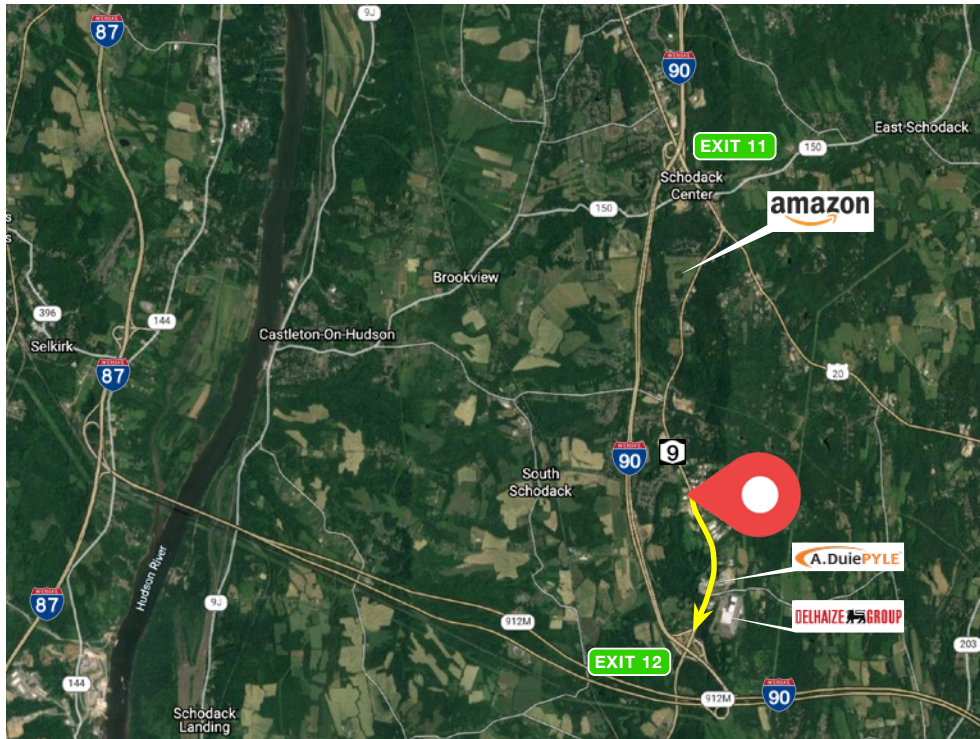
Forklifts

- 2015 Toyota Model #8FGU35 with Fork Positioner
- 2005 Komatsu Model #FG30HT-14
- 2001 TCM Serial #71644
- 1993 Clark Model #C500YBO

LOCATION

1263 ROUTE 9, SCHODACK, NY 12033

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- Excellent access via I-90 (Exit 12) to Berkshire Spur, I-87 Northway, and NYS Thruway
- I-90 (Exit 12): ±1 mi.
- Nearby distribution users include Amazon, Hannaford, and A. Duie Pyle

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Uniquely Positioned. Powerfully Connected. Fully Dedicated. NAI Platform is a multifaceted company with a full service commercial real estate brokerage, a commercial property management team, and extensive experience in development and ownership of commercial property. As a result, we are uniquely positioned to bring our clients unparalleled value across all aspects of commercial real estate.