

FOR SALE

Up to 468,000 sq. ft.
SHOVEL READY SITE

19 ROUTE 146,
HALFMOON, NY

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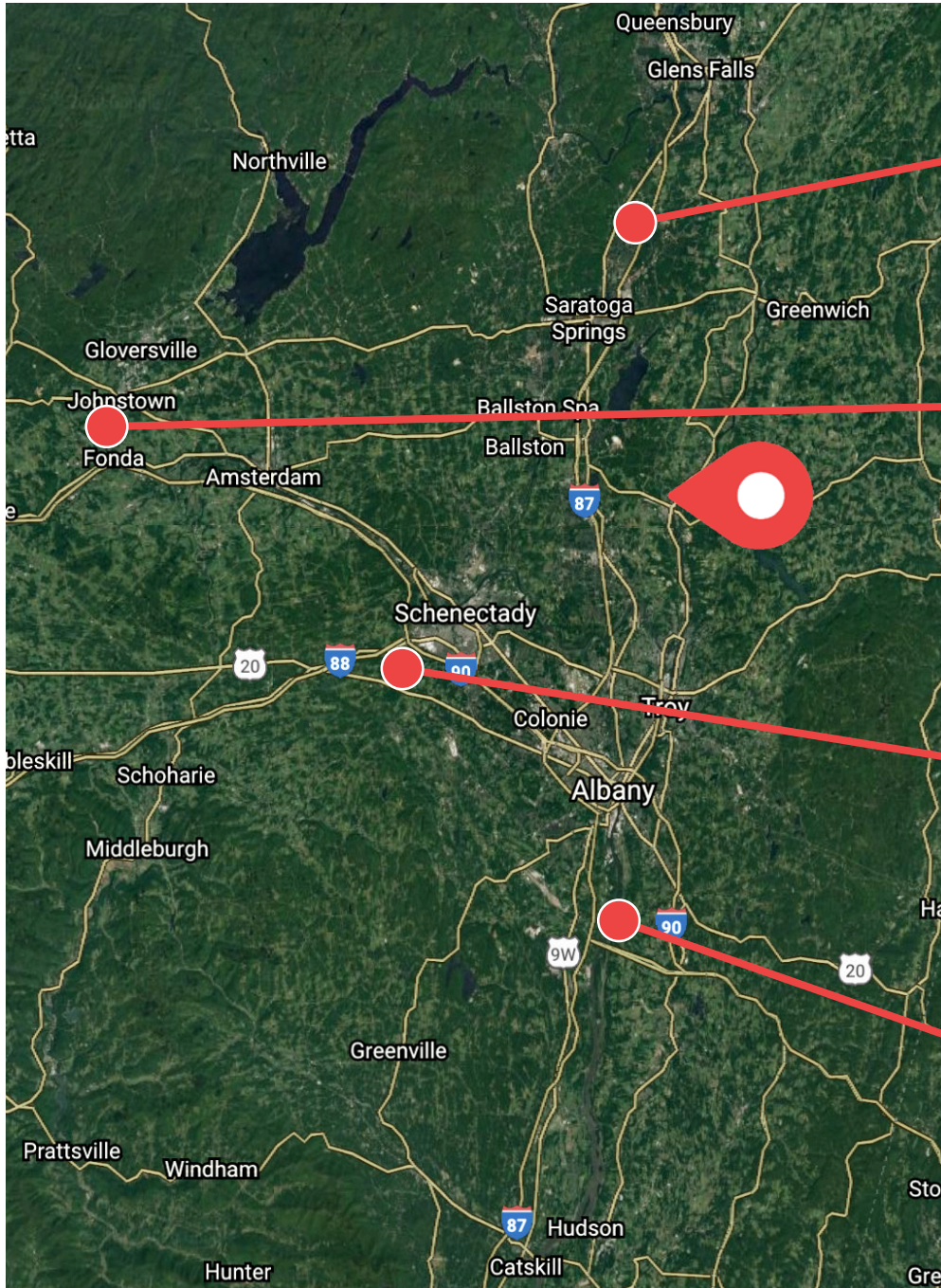
*Photo is a rendering that the building could resemble

New York State Empire State Development Approved “Shovel Ready” site for 468,000 square feet with all engineering available for Purchasers review. Engineering includes NYS DOT approved traffic improvement for site access. Located in the Town of Halfmoon, NY with a reputation for being pro-business and easy access via NYS Route 146 to I-87 (Northway). Easy access for workforce from neighboring Mechanicville, NY. Seller will consider subdividing parcel in alternate configuration subject to satisfactory terms.

PROPERTY FEATURES

- Available For Sale: \$4,500,000 - \$9.61/sq. ft. entire parcel
- 63.84 acres
- 468,000 square feet in 2 buildings
- Approved “Shovel Ready”
- 12" Waterline Extended to Site
- 100 PSI 2,000 GPM at Route 146
- Municipal water
- Municipal sewer
- Gas : National Grid (Approx 1,000 lf from site)
- Electric: NYSEG

NEARBY BULK DISTRIBUTION CENTERS



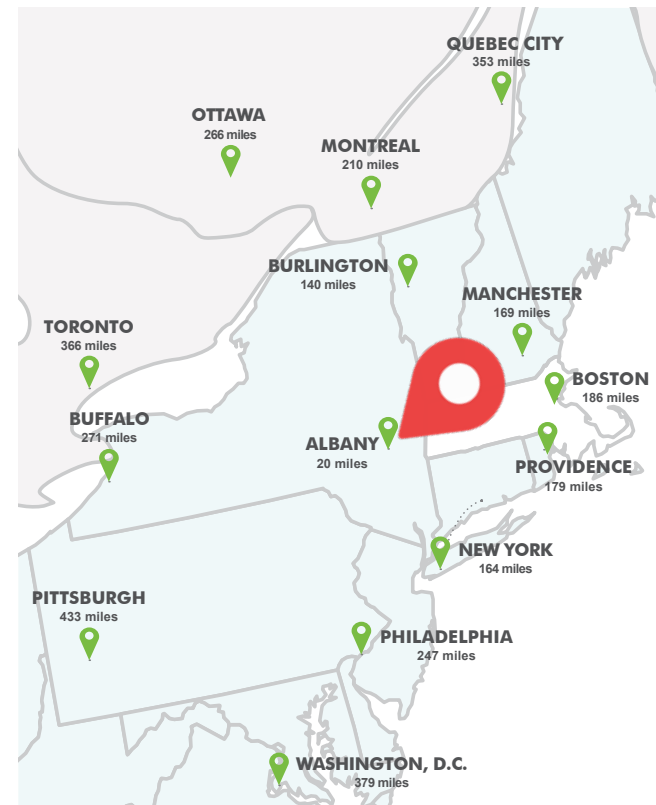
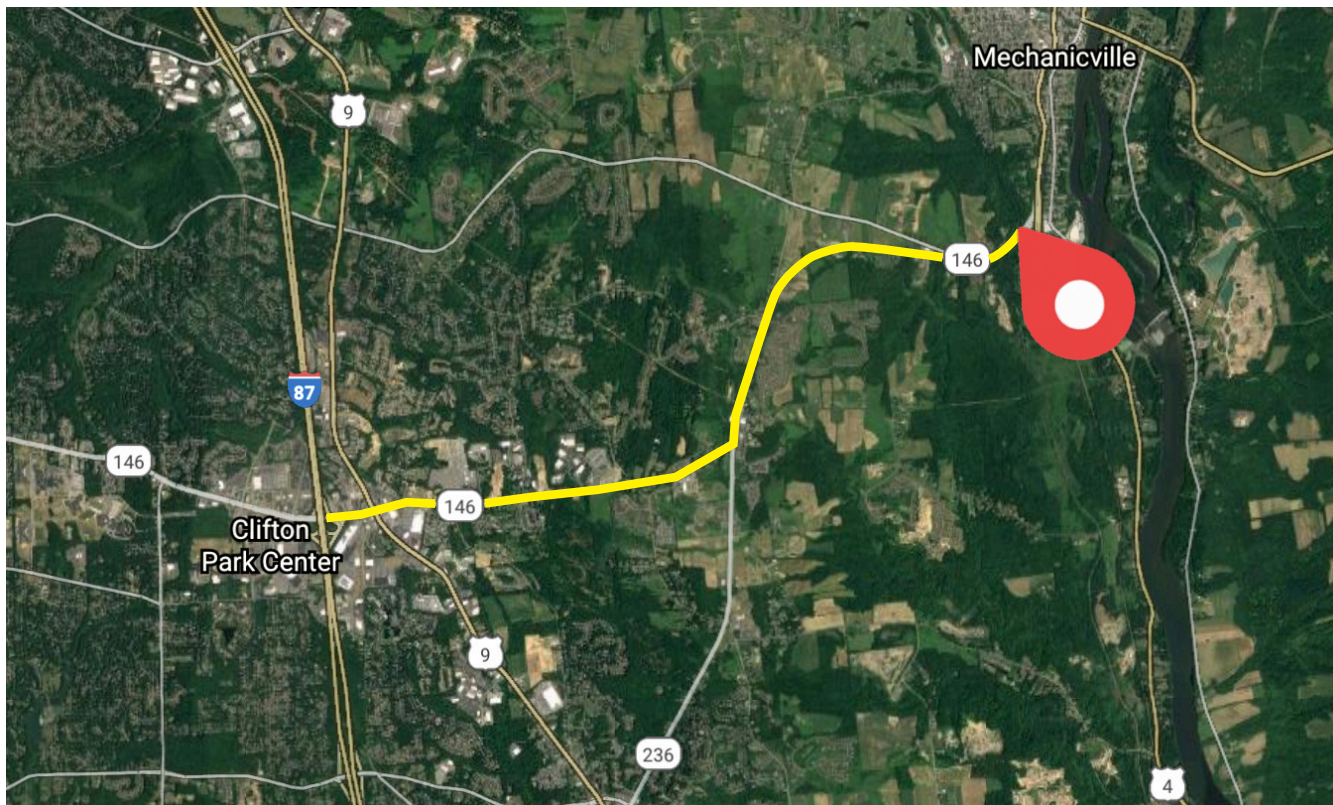
ACE Hardware TARGET

Walmart FAGE TARGET DHL DOLLAR GENERAL

MARKET CHOPPER GE THE HOME DEPOT UPS
GTDI A. Duie PYLE
FedEx INTERNATIONAL PAPER

amazon OWENS CORNING Hannaford

ACCESS



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