FOR LEASE
137 East State Street Ext.
Gloversville, New York 12078

200,000± SF OF INDUSTRIAL SPACE

Property Highlights

- 200,000± SF main building plus several free standing buildings on 48.9± acres
- Just off Route 30A, 14± miles north of Exit 28 of the NYS Thruway, 40± miles west of Exit 24 of I-90 (Albany)
- $4.00/SF full gross
- Zoned M-1 Manufacturing
- Concrete block building with SD Caruthers Hypalon single ply membrane roof
- Municipal water and sewer
- 250± Parking Spaces
- Wet sprinkler system with 8± independent risers
- Gas hot air units throughout the building. Central air throughout production areas.
- 69 KVA substation on site with 480V 3-phase service throughout
- Ceiling Height – 14’3” in Section A and 18’ in Section B
- Two (2) 200 HP 1962 Ames steam generators with retrofitted Iron Firemen burners (1 gas and 1 gas + oil dual fuel)

- Truck Loading
  East Wall
  (4) 7’ X 10’ manual doors @ 48” height
  (1) 8’ x 10’ manual door with ramp-up into building
  South Wall
  (1) 8’ X 10’ manual door @ 48” to interior ramp
  (3) interior loading docks @ 48” with Kelley hydraulic loading levelers; 88’ deep interior hydraulic court

- Out Buildings
  Two (2) contiguous metal storage buildings(14,880± SF and 6,240± SF) with gas fired hot air blowers.
  Exterior platform at dock height for truck loading and 16’ clear height at eves.
  One (1) 3 bay masonry garage structure with (3) 12’ x 12’ and (1) 8’ x 10’ manual overhead doors.
  Small grounds maintenance shed
  One (1) air compressor with building

For more information, please contact:

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LOCATION MAP

<table>
<thead>
<tr>
<th>City</th>
<th>Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albany, NY</td>
<td>30</td>
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<tr>
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<td>Philadelphia, PA</td>
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