

**FOR SALE OR LEASE**
**131 Riverside Industrial Parkway**

Little Falls, New York 13365

## 63,448± SF Industrial Building

### Property Highlights

- 63,448± SF industrial building available for sale or lease
- Available for lease on October 1, 2022
- Six (6) dock high doors with 17-22' clear height throughout the building and 2,500± SF of office
- Situated on 7.83± acres of land
- Conveniently located in Little Falls, NY with easy access to the NYS Thruway (I-90)
- Industrial Park Tenants Include: Twin Rivers Paper, Feldmeier Equipment, Mohawk Hospital Equipment, Herkimer ARC, Continental Auto Parts, and Empire Fiberglass Products.

Demographic	1 Mile	3 Miles	5 Miles
Population	1,036	6,379	9,128
Households	449	2,729	3,827
Average Income	\$66,791	\$74,600	\$77,393
Daytime Employees	519	2,955	4,024
Source: ESRI Business Analyst 2018			

Traffic Counts	
Riverside Industrial Park Drive	8,628 AADT
Source: NYS DOT 2015	


**INDUSTRIAL | WAREHOUSE**

For more information, please contact:

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Pyramid Brokerage  
Company

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Approximate Plot Lines, Subject to Verification of Survey

City of Little Falls, NY Tax ID 114.83-1-25.0

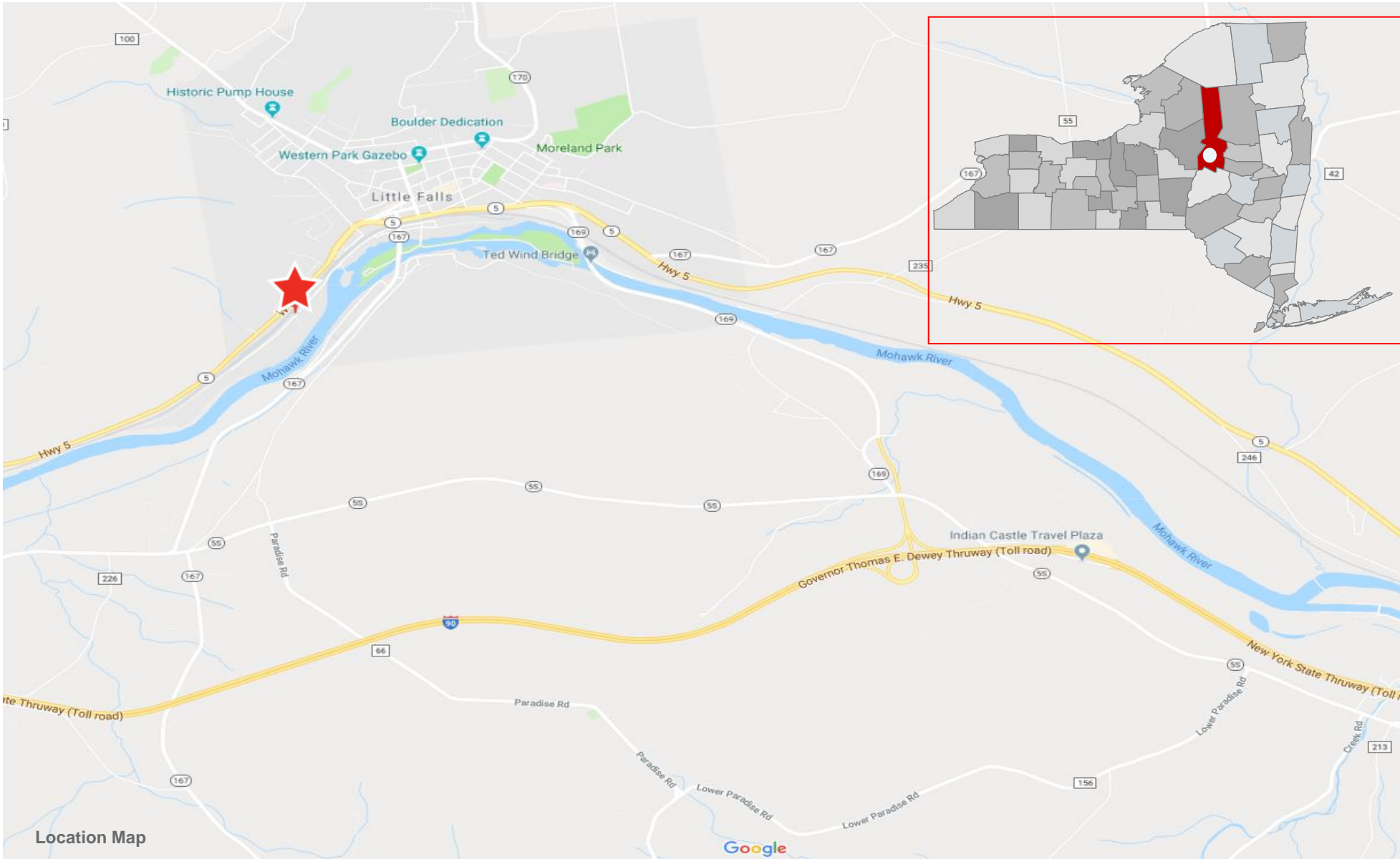
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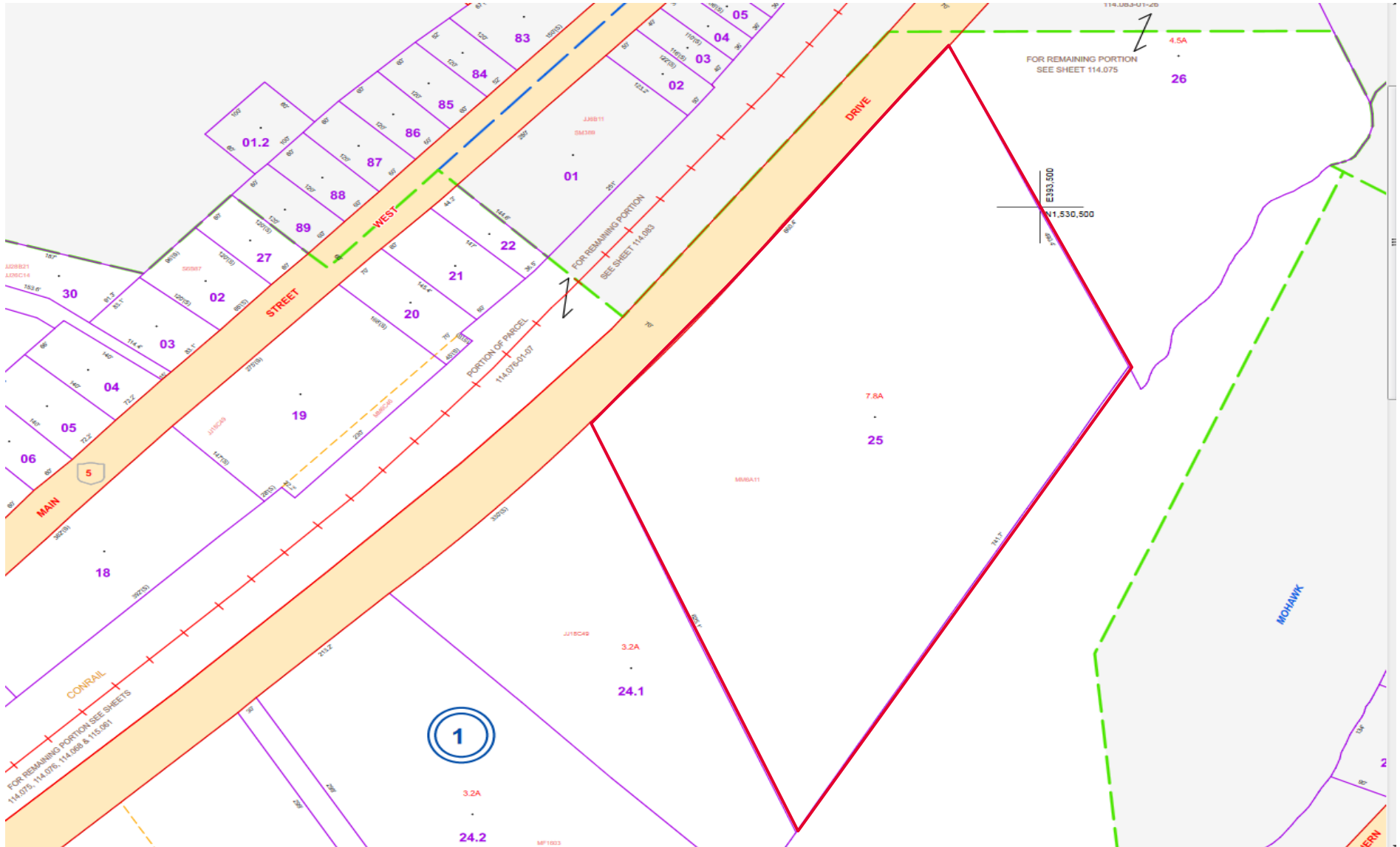
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Tax Map (Approximate Plot Lines, Subject to Verification of Survey)  
City of Little Falls, NY Tax ID 114.83-1-25.0

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