



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**11 GRANDOE LANE
GLOVERSVILLE, NY 12078**



FOR SALE

FUNCTIONAL/AFFORDABLE INDUSTRIAL WAREHOUSE

77,867± SF

EXCLUSIVE CONTACT

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FOR SALE

HISTORIC WAREHOUSE FACILITY IN GLOVERSVILLE

Property Highlights:

- 77,867 ± SF on 2.10± acres
- 3-phase, 240V, 800 amp
- 3-wire grounded leg system
- Low Taxes: \$14,378.43 Annually
- Ceiling Heights: 12' - 18'
- 1 Elevator (w/ additional dumbwaiter)
- 1 Drive-in + 3 Loading Dock Doors
- Alarm System Installed
- Regularly Serviced Boiler
- Public Water & Sewer
- Zoned Light Industrial
- Near Residential Neighborhoods
- 1 Mile from Downtown Gloversville
- Ample On-Site Parking
- Strong Value-Add or Owner-User Opportunity

Demographic	1 Mile	3 Miles	5 Miles
Population	8,321	19,120	30,935
Households	3,642	8,342	13,539
Average H.H. Income	\$68,003	\$68,058	\$72,224
Daytime Employees	3,700	8,440	15,600

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77,867± SF HIGH-CAPACITY INDUSTRIAL SPACE

Property Overview:

Address	11 Grandoe Lane, Gloversville NY	Fire Protection	Fully Sprinklered
Year Built	1960	Dock Doors	3
Total Building SF	77,867± SF	Drive-ins	1
Construction	Cement	Zoning	Light Industrial
Land Area	2.10± acres	Floor	Concrete
Clear Height	12'-18'	Lighting	LED
Property Taxes	\$14,378.43	HVAC	GFHA
Tax ID#	134.11-4-21	Water & Sewer	Municipal

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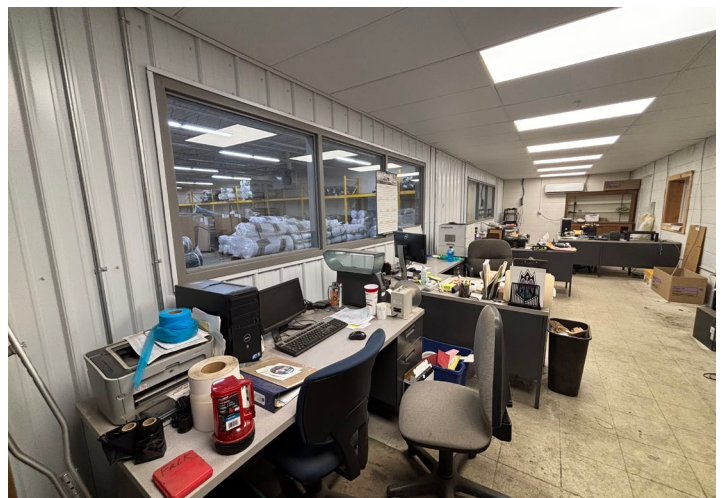
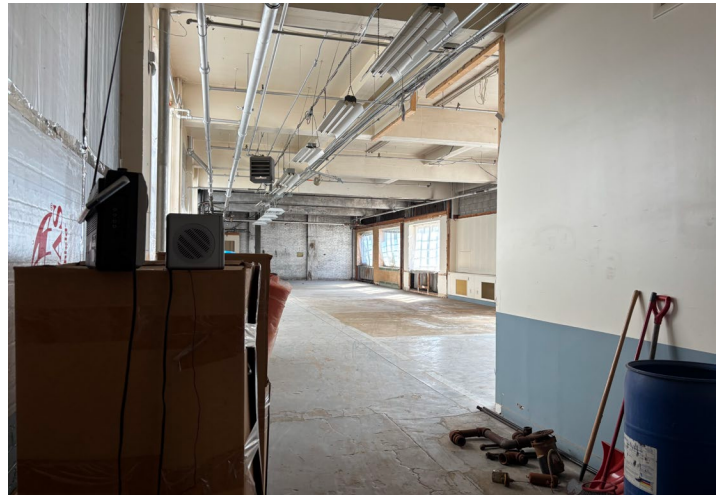
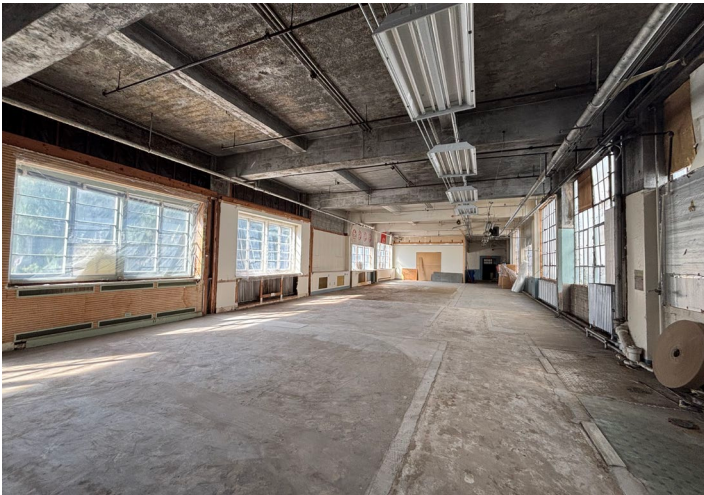
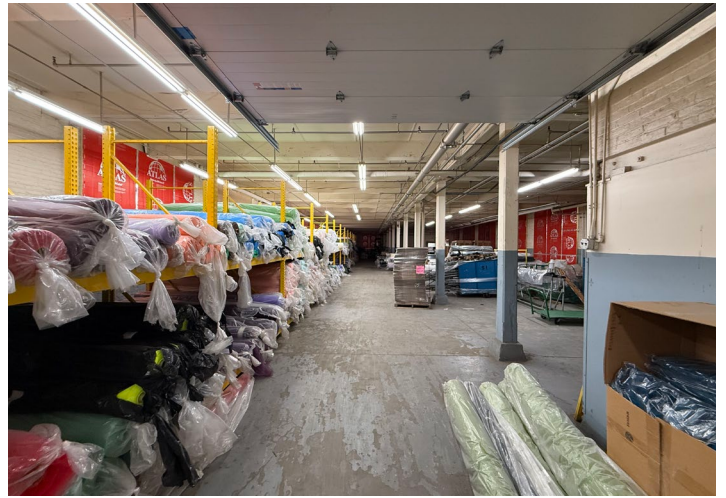


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**For additional information, please
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