



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**68 HARRISON STREET  
GLOVERSVILLE, NY 12078**



**FOR SALE**

**88,984± SF**

**EXCLUSIVE CONTACT**

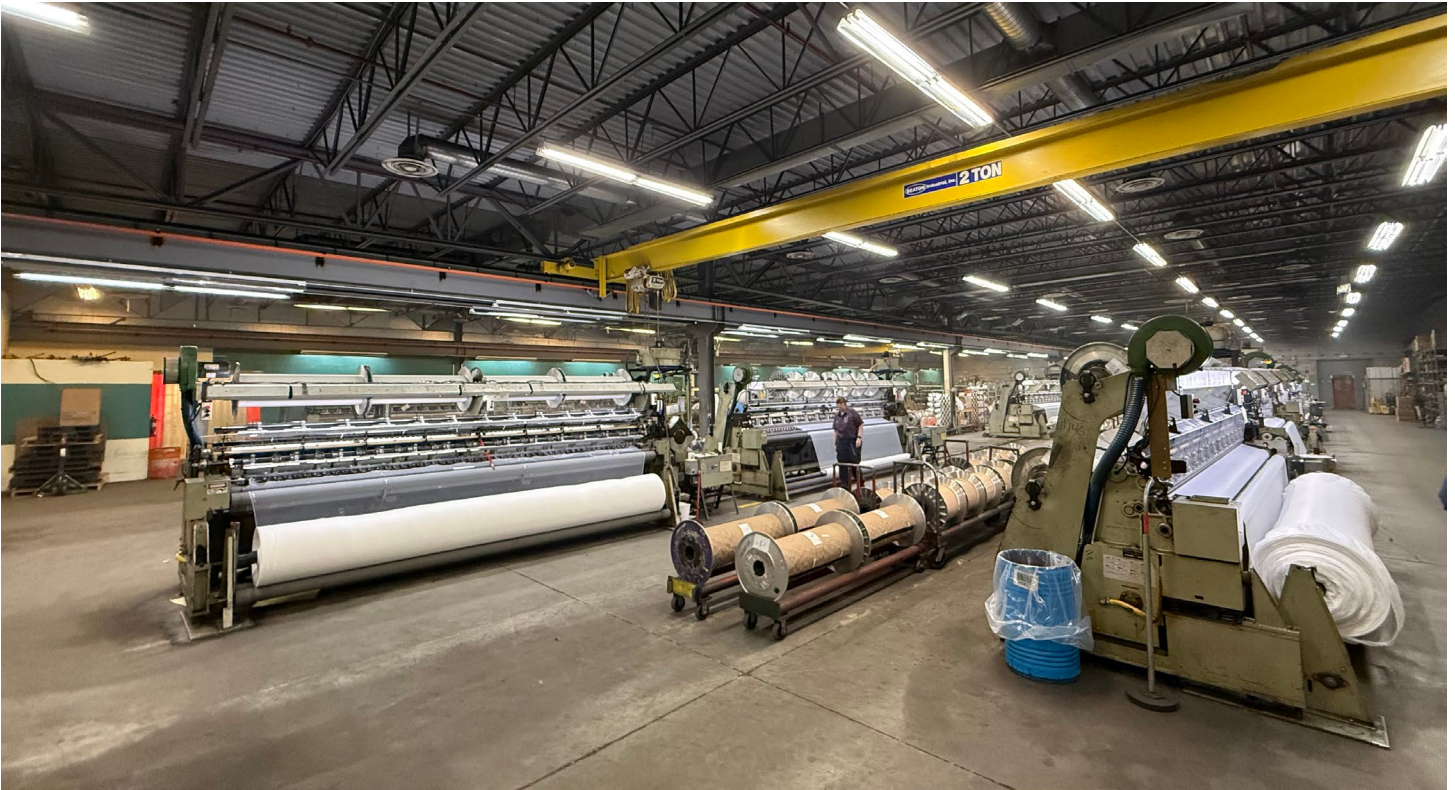
**Jeffrey Martino**  
**Real Estate Salesperson**  
+1 518 870 2273 (mobile)  
[jmartino@pyramidbrokerage.com](mailto:jmartino@pyramidbrokerage.com)

**Andrew Jackson**  
**Real Estate Salesperson**  
+1 607 373 2823 (mobile)  
[ajackson@pyramidbrokerage.com](mailto:ajackson@pyramidbrokerage.com)

40 British American Blvd  
Latham, New York 12110  
+1 518 489 9199  
[pyramidbrokerage.com](http://pyramidbrokerage.com)

# **INDUSTRIAL WAREHOUSE FEATURING HEAVY POWER CAPABILITIES**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.


**FOR SALE**

# HEAVY POWER INDUSTRIAL BUILDING FOR DEMANDING OPERATIONS

## Property Highlights

- ±88,984 SF total building area
- ±83,984 SF industrial space
- ±5,000 SF built-out office space
- 7 Dock Doors, 1 Drive-in Door
- Three-Phase, 480/277V Power
- 3,000 amp, 4-wire system
- 16' clear ceiling height
- Heavy crane systems throughout
- 2± acres of laydown yard area
- Building signage with dedicated pylon signage
- Currently two parcels with survey submitted for further division
- Suitable for owner-user or investment use

| Demographic         | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Population          | 1,476    | 25,812   | 30,253   |
| Households          | 581      | 11,546   | 13,154   |
| Average H.H. Income | \$71,836 | \$70,036 | \$72,568 |
| Daytime Employees   | 2,767    | 14,351   | 17,022   |

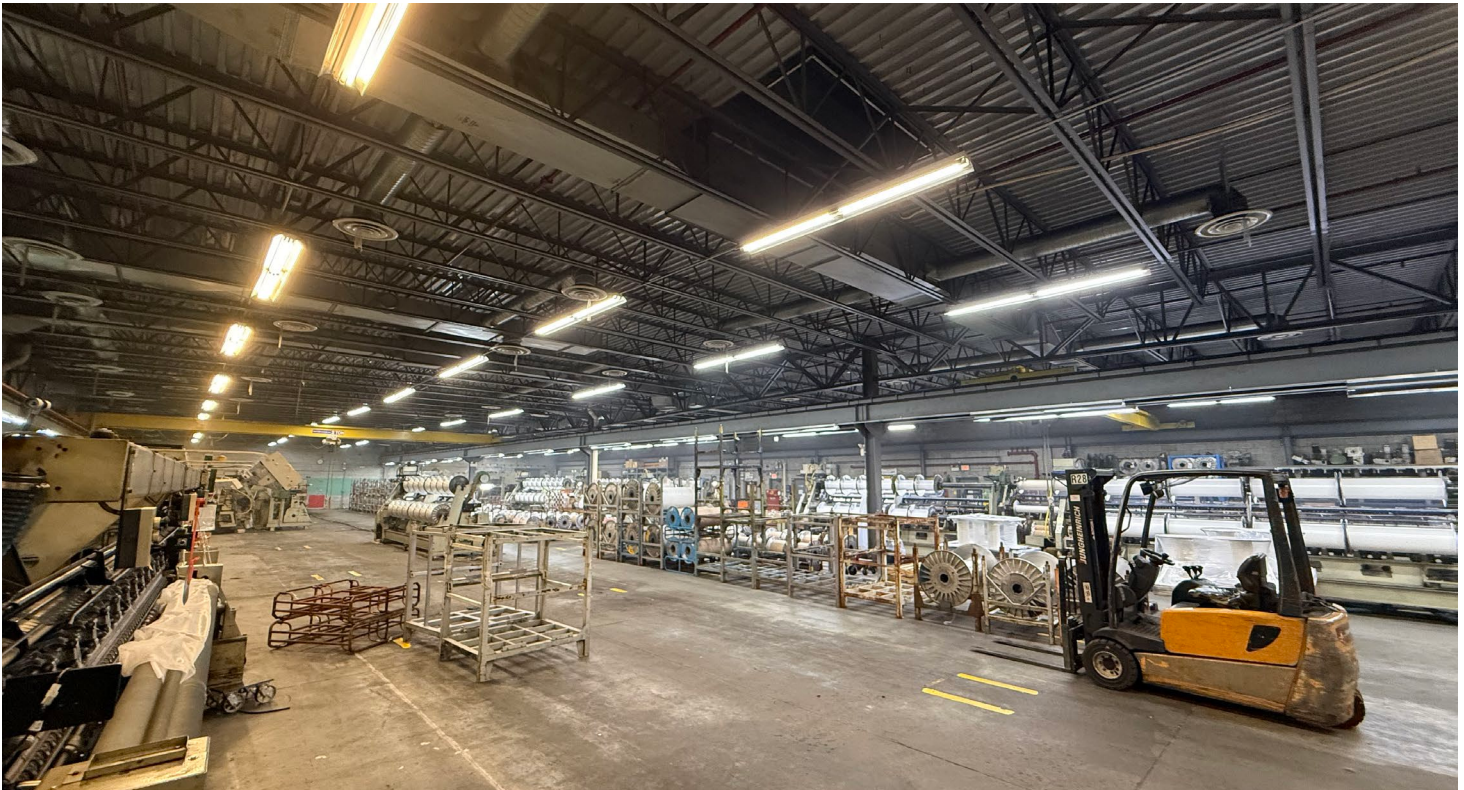
Source: ESRI

## Traffic Counts

NY Route 30A 15,003 AADT

Source: NYS DOT

40 British American Blvd  
Latham, New York 12110  
+1 518 489 9199  
[pyramidbrokerage.com](http://pyramidbrokerage.com)


**FOR SALE**

# WAREHOUSE/MANUFACTURING FACILITY

## Property Highlights:

|                           |                                        |               |                            |
|---------------------------|----------------------------------------|---------------|----------------------------|
| Address                   | 68 Harrison Street,<br>Gloversville NY | Electrical    | Three Phase                |
| Year Built                | 1995                                   | Dock Doors    | 7                          |
| Total Building SF         | 88,984± SF                             | Drive-ins     | 1                          |
| Fire Protection           | Fully Sprinklered                      | Zoning        | Light Manufacturing        |
| Construction              | Cement/Steel Beam                      | Floor         | Concrete                   |
| Land Area                 | 9.671± acres                           | Lighting      | LED                        |
| Office Area               | 5,000± SF                              | HVAC          | GFHA                       |
| Clear Height              | 16'                                    | Water & Sewer | Municipal                  |
| Est. Real Estate<br>Taxes | \$62,795.24                            | Tax ID#       | 163.5-6-2.1<br>163.5-6-1.2 |



**CUSHMAN &  
WAKEFIELD**



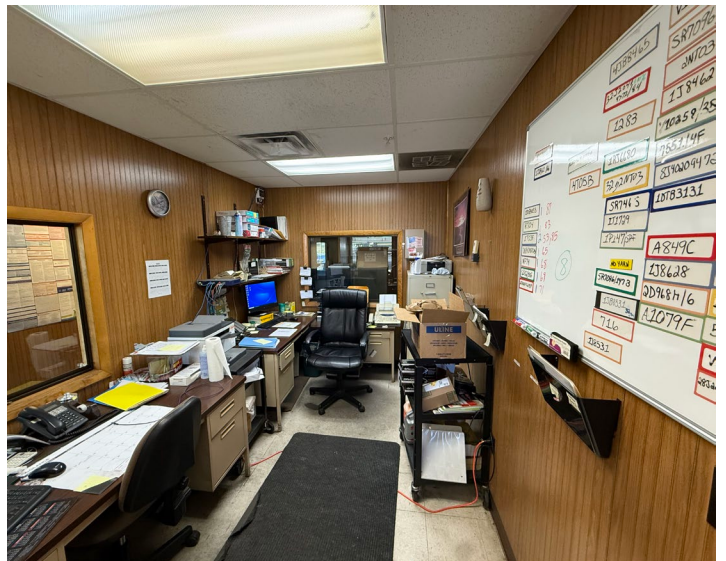
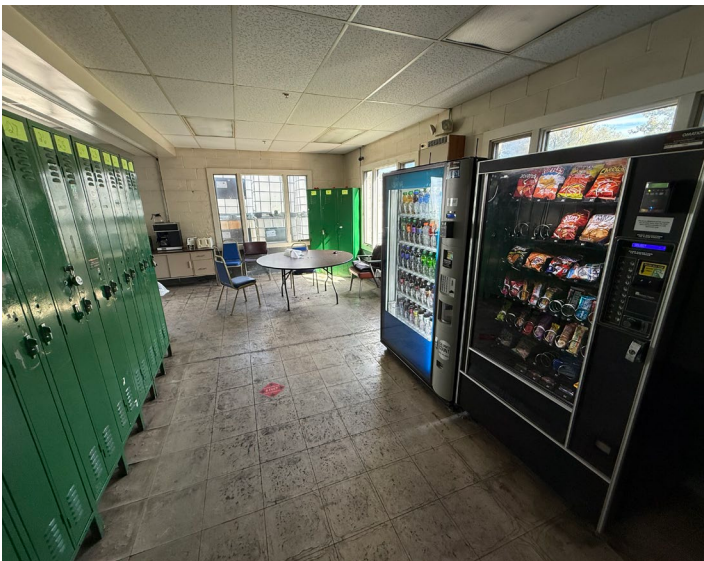
**Pyramid Brokerage  
Company**

**68 HARRISON STREET  
GLOVERSVILLE, NY 12078**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**68 HARRISON STREET  
GLOVERSVILLE, NY 12078**

**For additional information, please  
contact:**



**Jeffrey Martino**

Real Estate Salesperson

+1 518 870 2273 (mobile)

[jmartino@pyramidbrokerage.com](mailto:jmartino@pyramidbrokerage.com)



**Andrew Jackson**

Real Estate Salesperson

+1 607 373 2823 (mobile)

[ajackson@pyramidbrokerage.com](mailto:ajackson@pyramidbrokerage.com)