

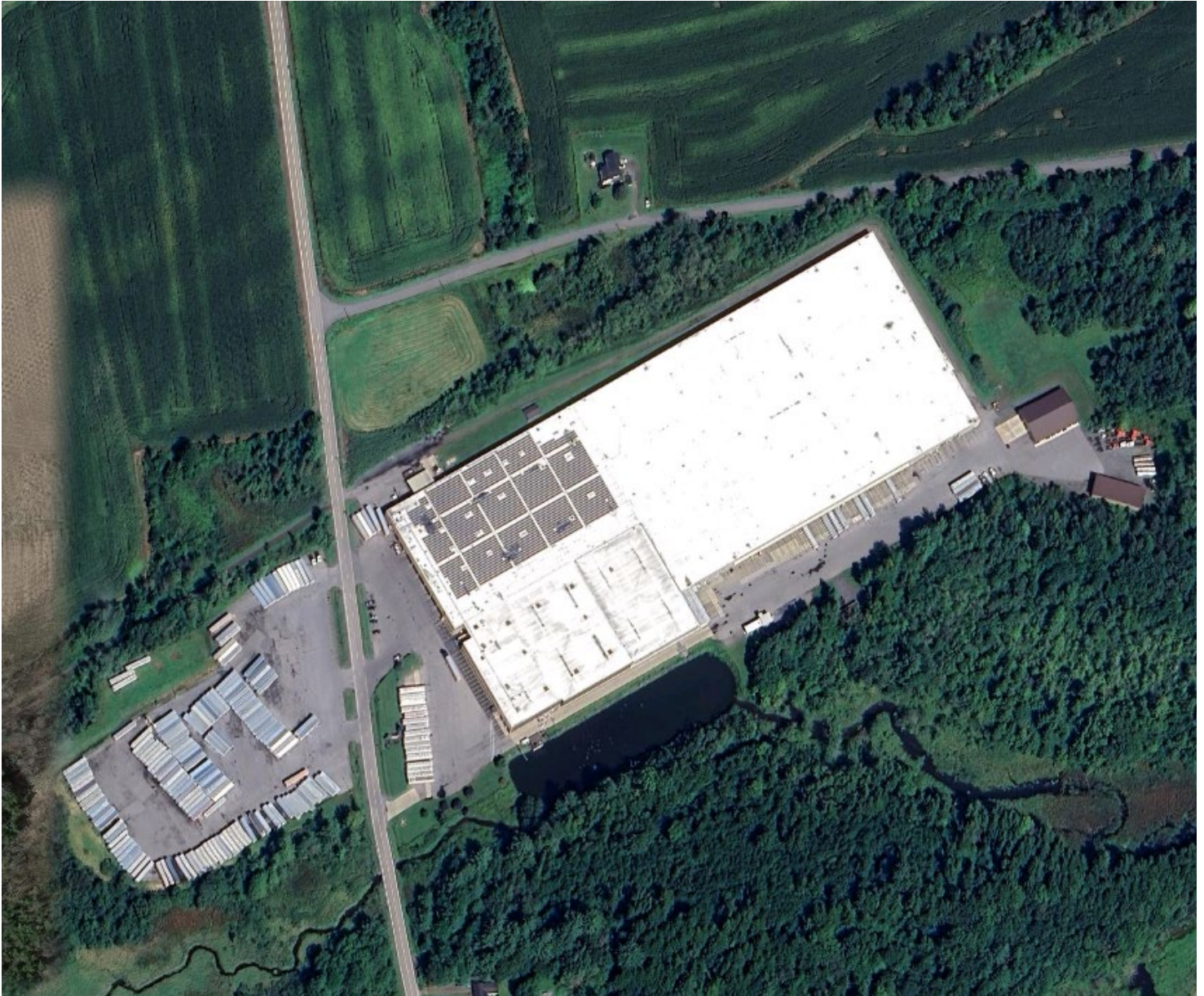


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**204 COUNTY HIGHWAY 157
GLOVERSVILLE, NY 12078**



FOR LEASE

40,000 - 300,000± SF AVAILABLE WITH SUFFICIENT NOTICE

EXCLUSIVE CONTACT

Peter W. Struzzi, SIOR
Vice Chairman
Real Estate Broker
+1 518 229 6795 (mobile)
pstruzzi@pyramidbrokerage.com

Michael Struzzi
Real Estate Salesperson
+1 518 878 4759 (mobile)
mstruzzi@pyramidbrokerage.com

40 British American Blvd
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

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FOR LEASE
Property Highlights

40,000 - 300,000± SF portion of 570,000± SF warehouse/distribution center. Racking in place if needed
Overflow space in facility if needed. Great potential for transportation and freight handling.

- Office SQFT Available: 11,500± SF
- Zoning: Industrial
- Excellent Condition
- HW Boiler
- A/C in Office
- Well Water
- Loading Docks: 3 truck level, 14'
- Parking: 200 Private
- Acres: 98±

Demographic	1 Mile	3 Miles	5 Miles
Population	2,840	19,126	27,734
Households	1,187	8,142	11,624
Average H.H. Income	\$75,118	\$63,922	\$69,053
Daytime Employees	2,301	7,486	13,015

Source: ESRI

Traffic Counts

State Highway 30A & East State St Ext 10,174 AADT

Source: NYS DOT

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Total Square Feet:	Approximately 570,000 square feet, sub-dividable
Square Feet By Floor:	Expandable to 950,000± square feet Entirely one story with exception of 15,000± square feet of second story office area.
Basic Dimensions:	
Western Sections:	440'8" x 521'6" – plus second story offices
Eastern Section:	724'10" x 442'6"
Total Lot Size:	Approximately 78 acres, which includes 20.8± acre lot across the street (west side of Patch Road) that is utilized for car and trailer parking.
Extra Acreage:	Approximately 65 acres of land running west of main lot, which includes former rail bed, and runs west to Route 154.
Parking:	
In front of building (just west of building)	150± cars
Across Patch Road (west side of Patch Rd)	75± cars and 75± trailers
Dates of Construction:	
	1967 (125,000± square feet)
Northwest Section:	1973 (40,000± square feet)
Southern Section:	1983 (80,000± square feet)
Southwest Section:	1994 (320,500± square feet)
Eastern Section:	
Floors:	
Western Sections:	230,000± square feet – minimum 6" reinforced concrete
Eastern Sections:	320,500± square feet – 5" concrete slab reinforced with 6x 6, 6 ga. w.w.f.
Walls:	
Northwest & Southern Sections:	Brick over concrete block and concrete block
Southwest Section:	West Wall – Decorative concrete panels and glass panels
Eastern Section:	South Wall – Insulated metal panels 26-gauge metal panels inside and out with 8" batt insulation; South Wall also has decorative block wainscot 10'.
Columns:	
Northwest Section:	125,000± square feet – 14" Steel H columns
Southwest Section:	120,000± square feet – 8" Steel H columns
Eastern Section:	320,500± square feet – 8" Steel square columns
Ceilings:	Steel Truss
Roof:	The roof was replaced in total with TPO Membrane single ply with a 20-year warranty.

Office Facilities:	Approximately 30,000 square feet of air-conditioned office area located on two stories in the southwest corner of the facility. On the first floor, the space consists of a lobby/reception area, 14 private offices, 2 general office areas, a conference room, security room, restrooms, etc. On the second floor, the space consists of 17 private offices, 2 general office areas, 1 conference room, 1 kitchen, restrooms, etc. Finish includes wall-to-wall carpeting and vinyl tile flooring, dropped acoustical ceiling tiles, fluorescent lighting, etc.
Ceiling Heights:	
40,000 Square Feet:	18' Clear under beam
Balance of Plant Area: (510,000 Square Feet)	22' Clear under beam
Column Spacing:	
Western Sections: (230,000 Square Feet)	40' x 40'
Eastern Section: (320,500 Square Feet)	33' x 45'
Power:	
Source:	Supplied by Niagara Mohawk Power Corporation
Primary Service:	13,200 Volts
Transformers:	*One (1) 750 KVA, 120/208 Volts, 3 phase pad mounted transformer located in the northwest corner of the building *One (1) 1000 KVA, 120/208 Volts, 3 phase pad mounted transformer located to the rear of the office area (southwest section of the building) *One (1) 500 KVA, 277/480 Volts, 3 phase pad mounted transfer located adjacent to 1994 addition (eastern section) *One (1) 450 KVA, 480 Volts, 3 phase pad mounted transformer located next to the pump house (just south of building)
Gas:	Supplied by Niagara Mohawk Power Corporation – 6" main rated at 30 PSI. Pressure is rated at 2 PSI inside the building
HVAC:	
Office Area (SW end of building) (30,000± Square Feet)	Eleven (11) rooftop electric package HVAC units with heat pumps.
Heat: Western Section: (215,000± Square Feet)	One (1) gas fired Weil-McLain hot water boiler rated at 106 HP and installed in 1993. One (1) dual gas or #2 oil fired Federal hot water boiler rated at 150 HP. There are two (2) 275-gallon pad mounted #2 oil storage tanks located inside the boiler room (northeast corner of the building) that feed this boiler.

**New Eastern
Section:
(320,500± SF)**
Ventilation:

Northwest Sections:
(125,000± Square
Feet)

Southwest Section:
(80,000± Square
Feet)

Eastern Section:
(320,500± Square
Feet)

Sprinklers:
**Emergency Water
Supply:**
Water:
Septic:
Compressed Air:

Eight (8) ceiling suspended gas fired Cambridge hot air blowers rated at 900,000 BTU each.

Ceiling fans are located throughout this area, as well as skylights that open automatically in emergency (fire/smoke) situations.

There are three (3) rooftop exhaust fans and six (6) manually operated sky lights.

There are six (6) rooftop exhaust fans and two (2) wall mounted exhaust fans (1 in the north wall and 1 in the south wall).

100% Coverage by a closed loop wet system having twelve (12) 8' risers around the perimeter of the building. The system is fed by a retention pond south of the building via a Lexington electric pump and a King-Knight diesel fired pump (utilized as a backup). Both pumps are rated at 2000 G.P.M. with a net pressure of 126 PSI.

There are a total of eight (8) private fire hydrants located around the building as follows: two (2) off the east wall; two (2) off the south wall; one (1) off the west wall; and three (3) off the north wall.

Two (2) private wells located directly southeast of the facility.

Private system with a waste treatment facility located south of the building.

There are (3) rotary compressors equaling seventy-five (75) horsepower. The air-lines remain distributed throughout the western sections of the facility.

Lighting:

Northwest Section:

Balance of Facility:

Combination of 8' fluorescent fixtures and metal halide fixtures.

Metal halide fixtures.

Exterior:

Truck Loading:

South Wall:

Pole and wall mounted halogen fixtures.

There are twenty-one (21) (8' x 10') manually operated insulated metal tailgate dock doors with load levelers, dock seals and dock lights.

West Wall:

There are seventeen (17) interior tailgate dock doors with load levelers, dock seals and dock lights.

East Wall:

There is one (1) 14' x 14' electronic operated insulated metal drive-in-door.

Zoning:

Industrial

Commerce Park has New York State "Empire Zone" designation.

Last Use:

Warehouse Distribution

Power:

Source:

Primary Service:

Supplied by Niagara Mohawk Power Corporation

13,200 Volts

Miscellaneous:

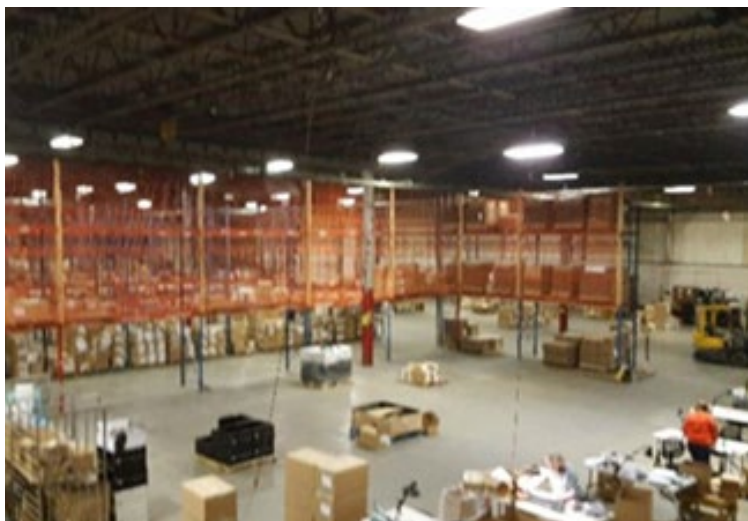
Outbuildings:

(Included in Total SF)

1. Pump House
2. Sewage Treatment Facility

Located just off the southwest corner of the building.

Located off the south wall of the facility.



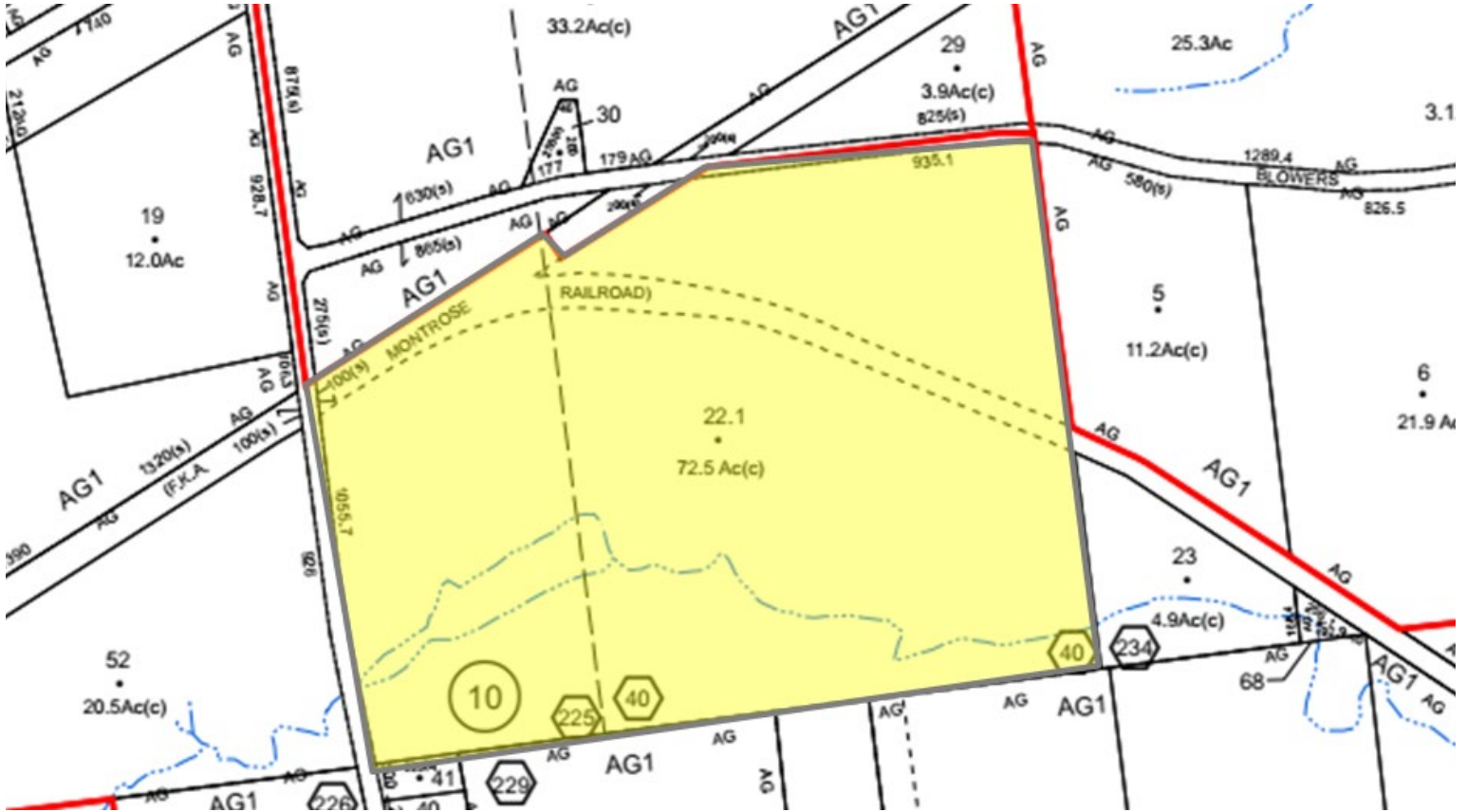


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