

OFFICE/WAREHOUSE

Property Highlights

- Available for lease is 150,000± SF of office / warehouse / manufacturing space on 30.7± acres
- Office space is 6,000± SF
- Sale Price: \$52 PSF / \$7,800,000
- Lease Price: \$5.00/SF Mod Gross to include CAM
- New rubber roof – 25% Rubber 75% TPO w/ 11 years remaining on warranty
- Municipal water and sewer
- Clear ceiling height – 16-22' Warehouse 12' Pole Barn
- Wet sprinkler system
- 3 – 8x10 docks w/ Load Levelers
- 6 – At grade doors
- 2 – 6x8 Doors at Step Van - Grade
- 80± Parking Spaces
- 10 Ton Crane
- Large manufacturing facility – excellent for manufacturing or distribution
- County Taxes: \$17,837.92
- School Taxes: \$14,253.19

150,000± RSF of Mixed Use


- Lighting Interior: T-8 and LED's
Exterior: LED's
- Solar income of \$10,000 per year
- Internet/fiber to building
- Electric: 1600 Amp 3 Phase
- Compressed air piped throughout

For more information, please contact:

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Vice Chairman

Real Estate Broker

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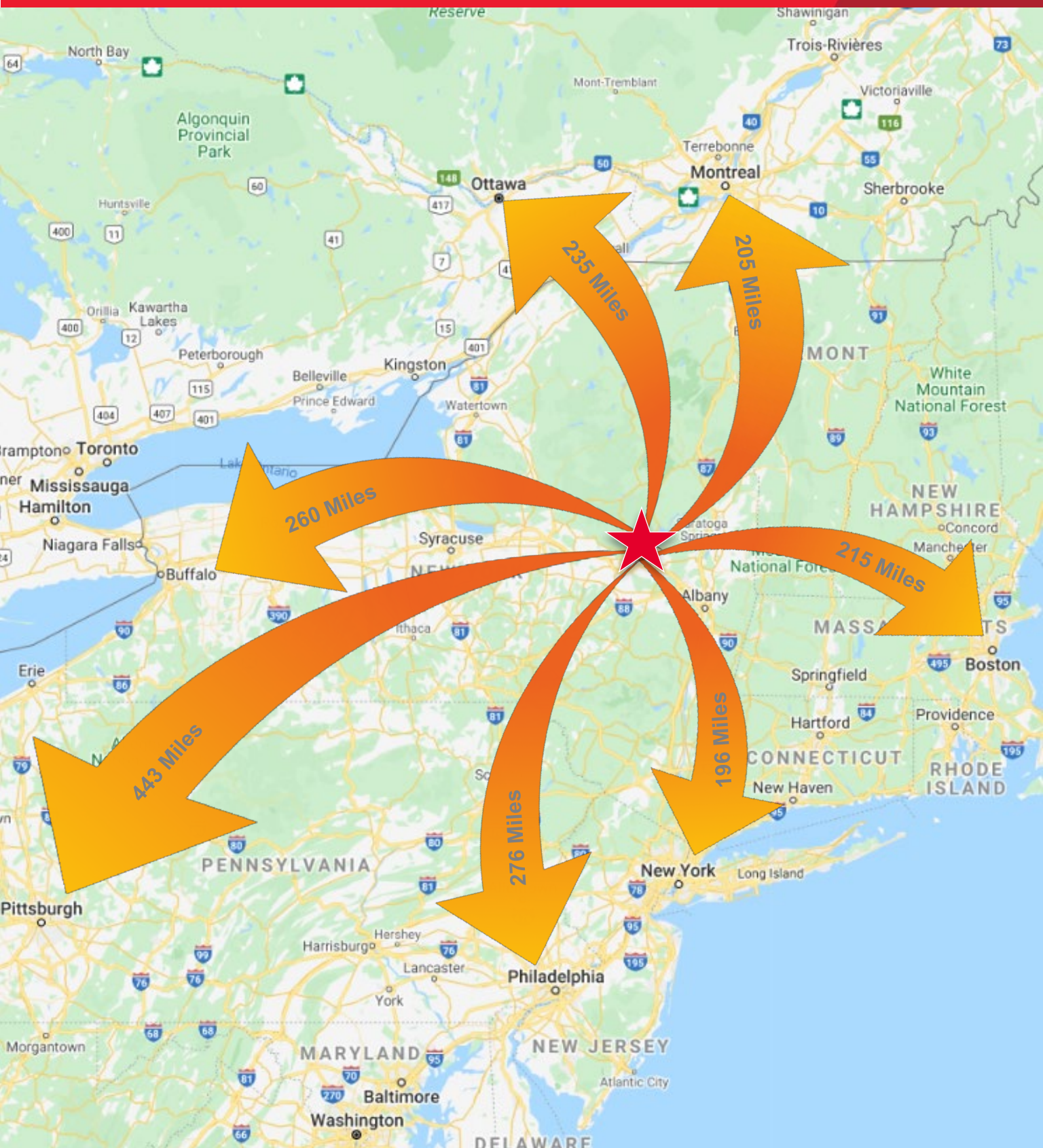
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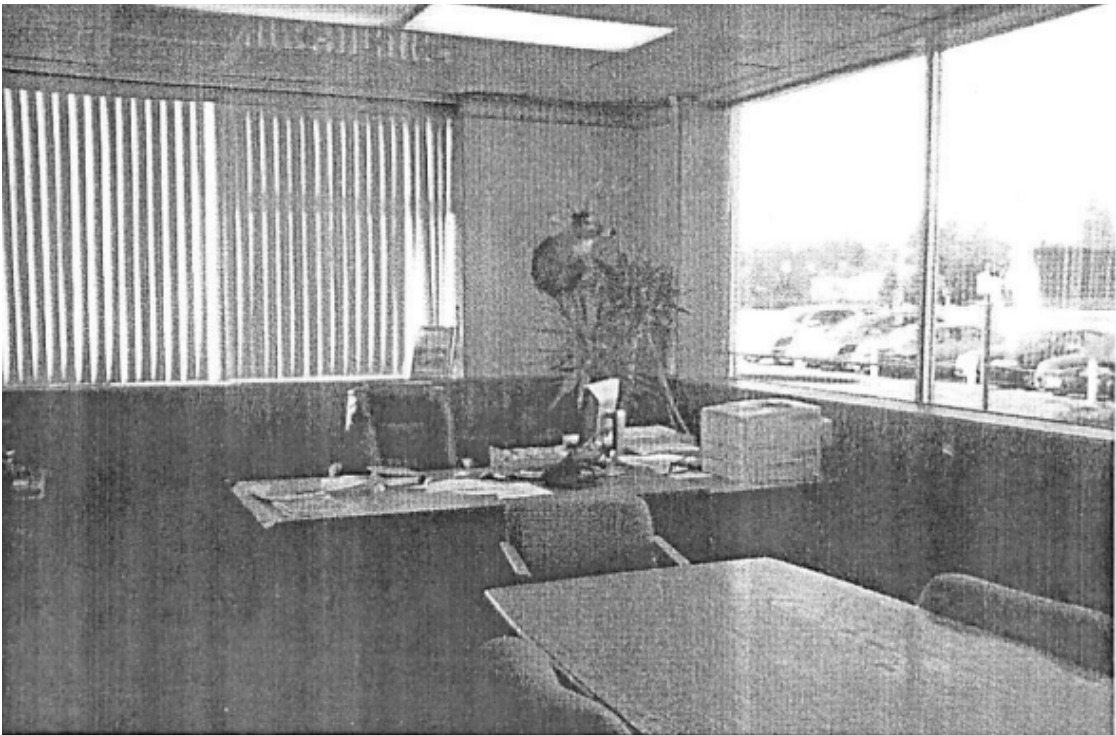
FOR SALE OR LEASE
140 East State Street
Gloversville, New York 12078



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Interior Photos – Office



Interior Photos – Warehouse/Manufacturing



Exterior Photos

Front



Rear



Exterior Photos

Side



Pole Barn





Pyramid Brokerage
Company

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Site Aerial



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