



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**4 INDUSTRIAL PARKWAY
JOHNSTON, NY 12095**



FOR LEASE

28,000± SF

EXCLUSIVE CONTACT

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

**INDUSTRIAL SPACE
AVAILABLE**

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

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FOR LEASE
Property Highlights

- 5 Dock Doors
- 1 Drive-In Door
- 14' Ceilings
- Office Space
- Motion Sensor Lights
- Public Water & Sewer
- Estimated Taxes - \$6,496.43
- Easy access to Route 30A and 13.5 miles from I-90 NYS Thruway

Demographic	1 Mile	3 Miles	5 Miles
Population	2,352	26,661	32,910
Households	924	11,096	13,318
Average H.H. Income	\$69,620	\$59,008	\$61,746
Daytime Employees	3,359	12,848	16,597
Source: ESRI			

Traffic Counts

N Perry Street	5,840 AADT
Source:	NYS DOT

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Property Highlights

Address	4 Industrial Parkway, Johnstown NY	Fire Protection	Heat Sensors and Alarms
Year Built	1985	Electrical	3 Phase, 400 Amp
Total Building SF	28,000	Dock Doors	5
Available SF	28,000	Drive-ins	1
Construction	Brick	Zoning	Industrial
Land Area	2.7± acres	Floor	Concrete
Stories	1	Lighting	Motion Sensor LED
Clear Height	14'	Col. Spacing	30' x 30'
Utilities	Municipal Water & Sewer	Tax ID:	162.8-4-32
HVAC	TBD		



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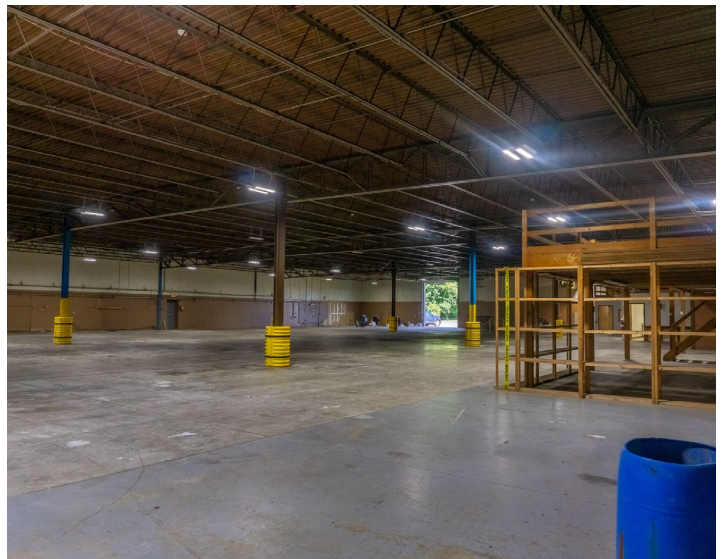
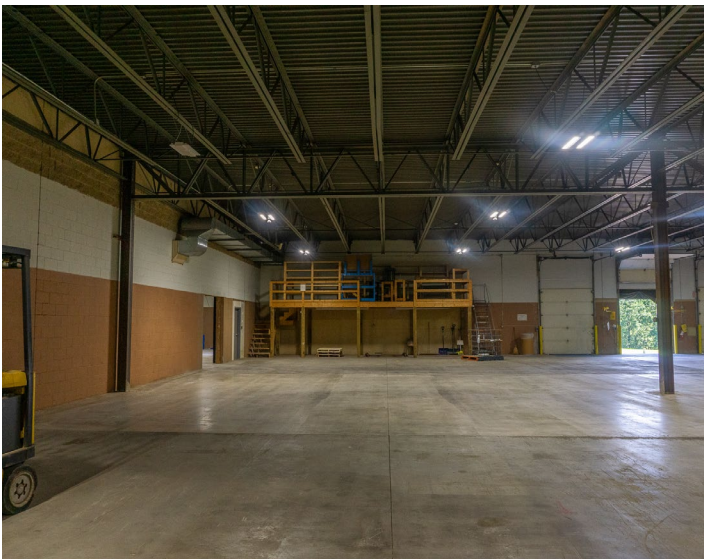


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**For additional information, please
contact:**



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