CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

375 Bay Road
Queensbury, NY 12804

FOR SALE

30,960± SF

PRIME QUEENSBURY OFFICE OPPORTUNITY

EXCLUSIVE CONTACT

Michael Struzzi
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40 British American Blvd
Latham, New York 12110
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FOR SALE

EASILY ACCESSIBLE PROFESSIONAL SPACE

Property Highlights

- Highly visible location on Bay Road corridor
- Convenient access to I-87 and Route 9
- Potential pad site development opportunity
- Professional office/medical environment
- Ample on-site parking
- Minutes from downtown Glens Falls and Queensbury retail amenities

Demographic	1 Mile	3 Miles	5 Miles
Population	3,941	34,941	64,252
Households	2,004	16,576	29,070
Average H.H. Income	$80,136	$93,402	$95,434
Daytime Employees	6,617	34,735	43,515
Source: ESRI			

Traffic Counts

Bay Road	12,604 AADT
Source:	NYS DOT

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Property Highlights

Address	375 Bay Road, Queensbury, NY 12804	**Ceiling Height**	10’
Year Built	2003	**Signage**	Monument
Total Building SF	30,960± SF	**Occupancy**	Multi-Tenant
Available SF	3,488± SF, 3,467± SF, 954± SF	Zoning	CI
Passenger Elevators	One	Parking	Ample
Land Area	4.05± AC	**Floors**	Two
Utilities	Municipal Water/Sewer	Municipality	Queensbury
Tax ID	296.19-1-32	**Class**	B

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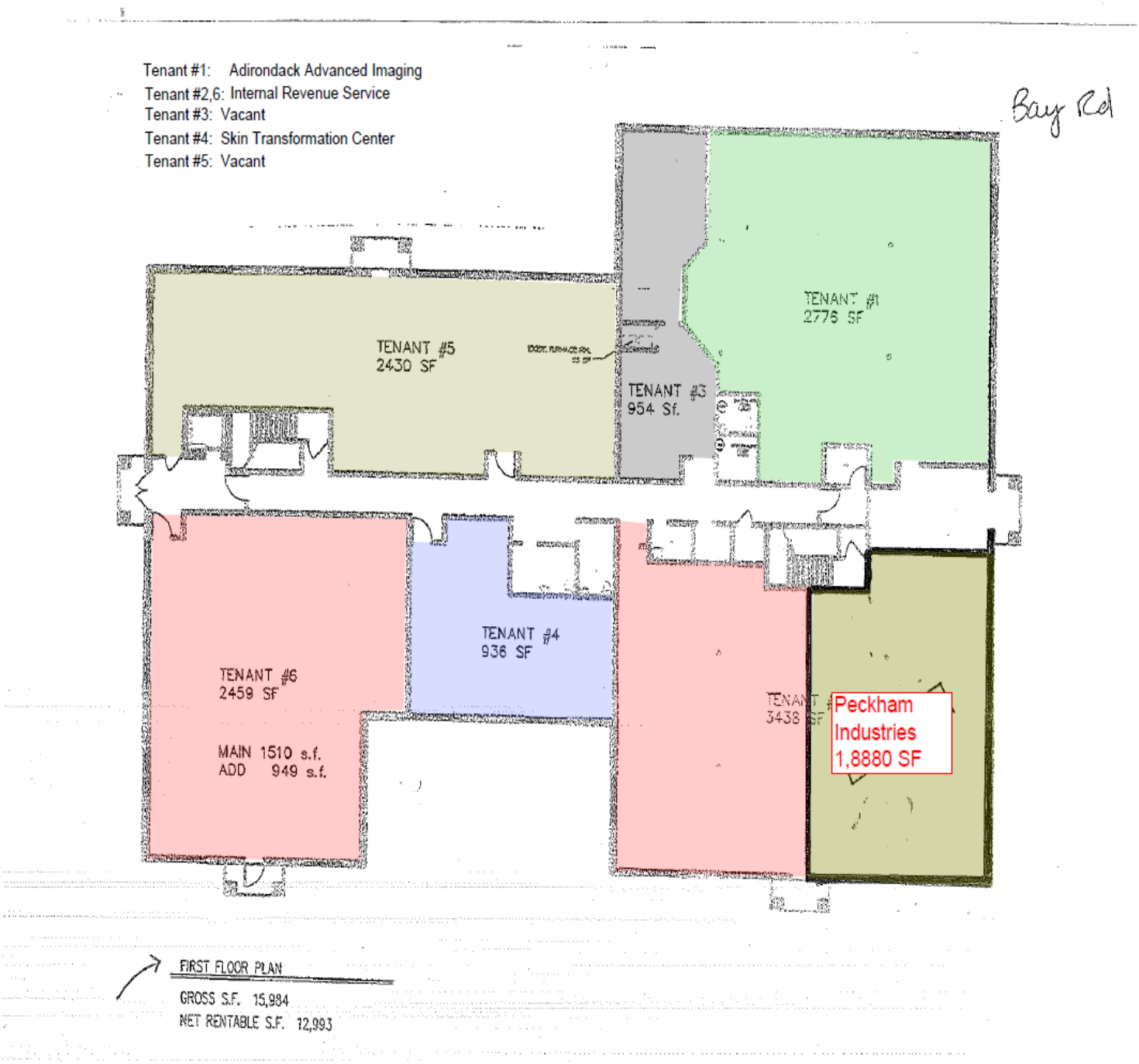
FLOOR PLAN – FIRST FLOOR



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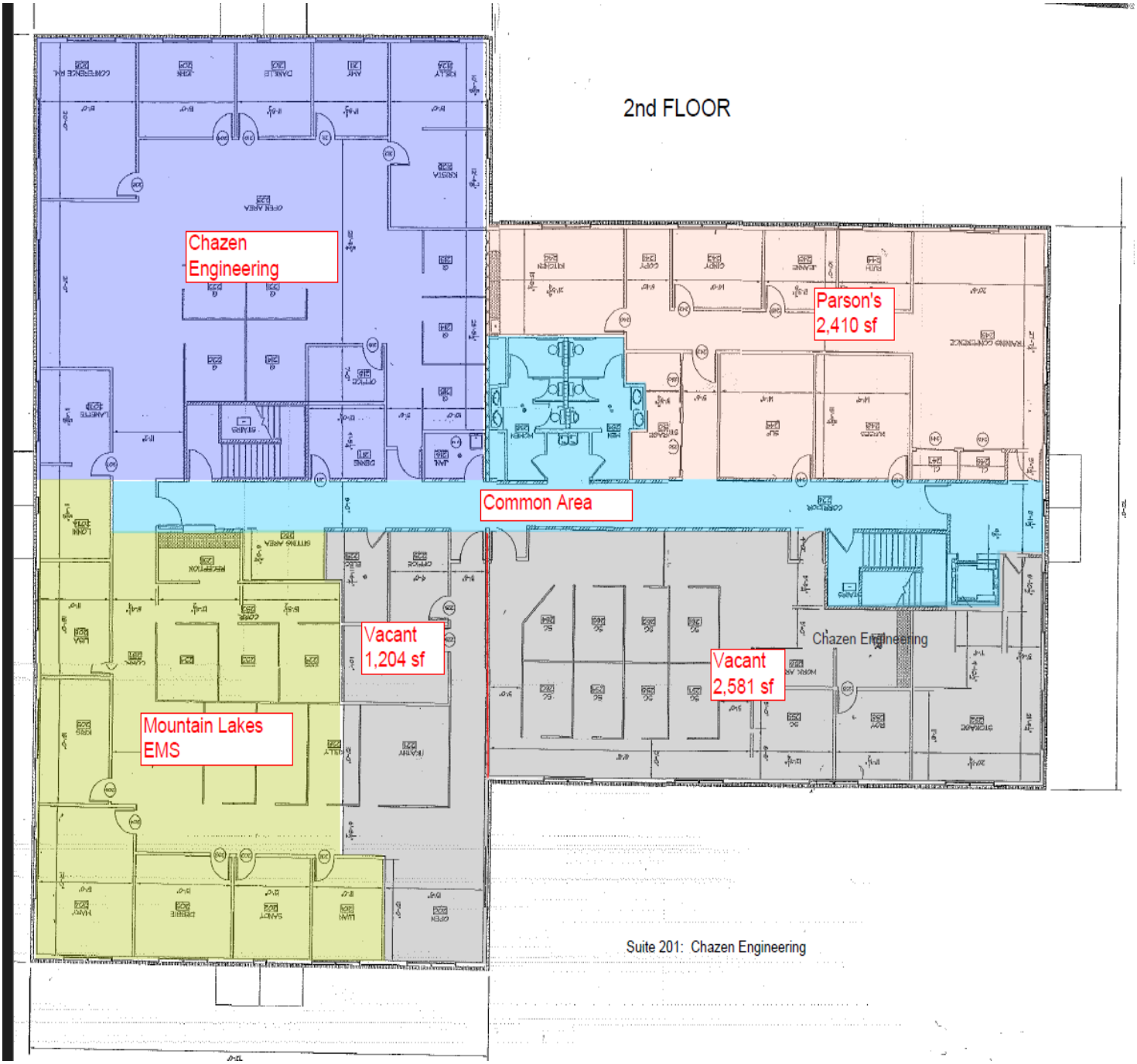
FLOOR PLAN – SECOND FLOOR



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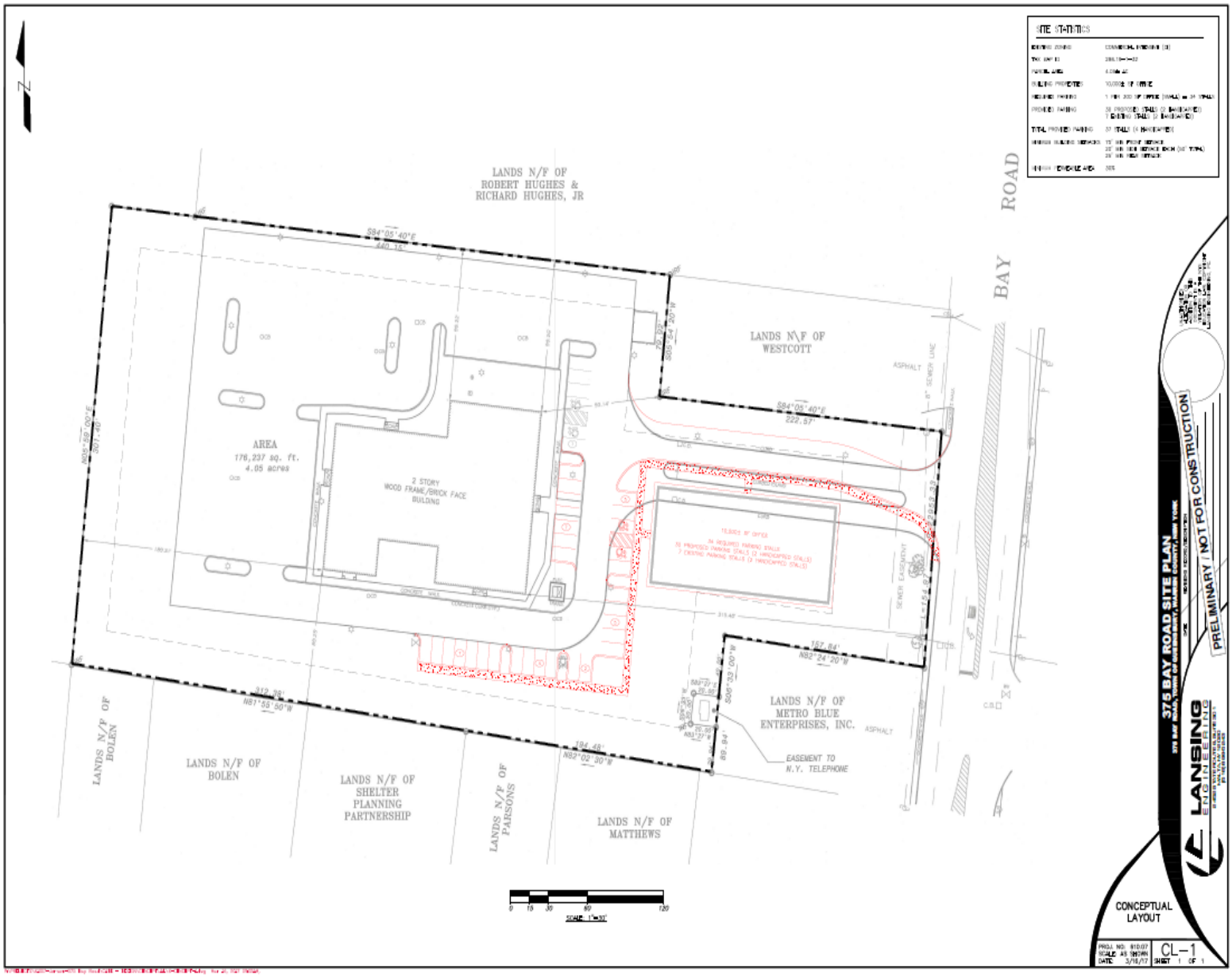
POTENTIAL 10,000± SF PAD SITE LAYOUT



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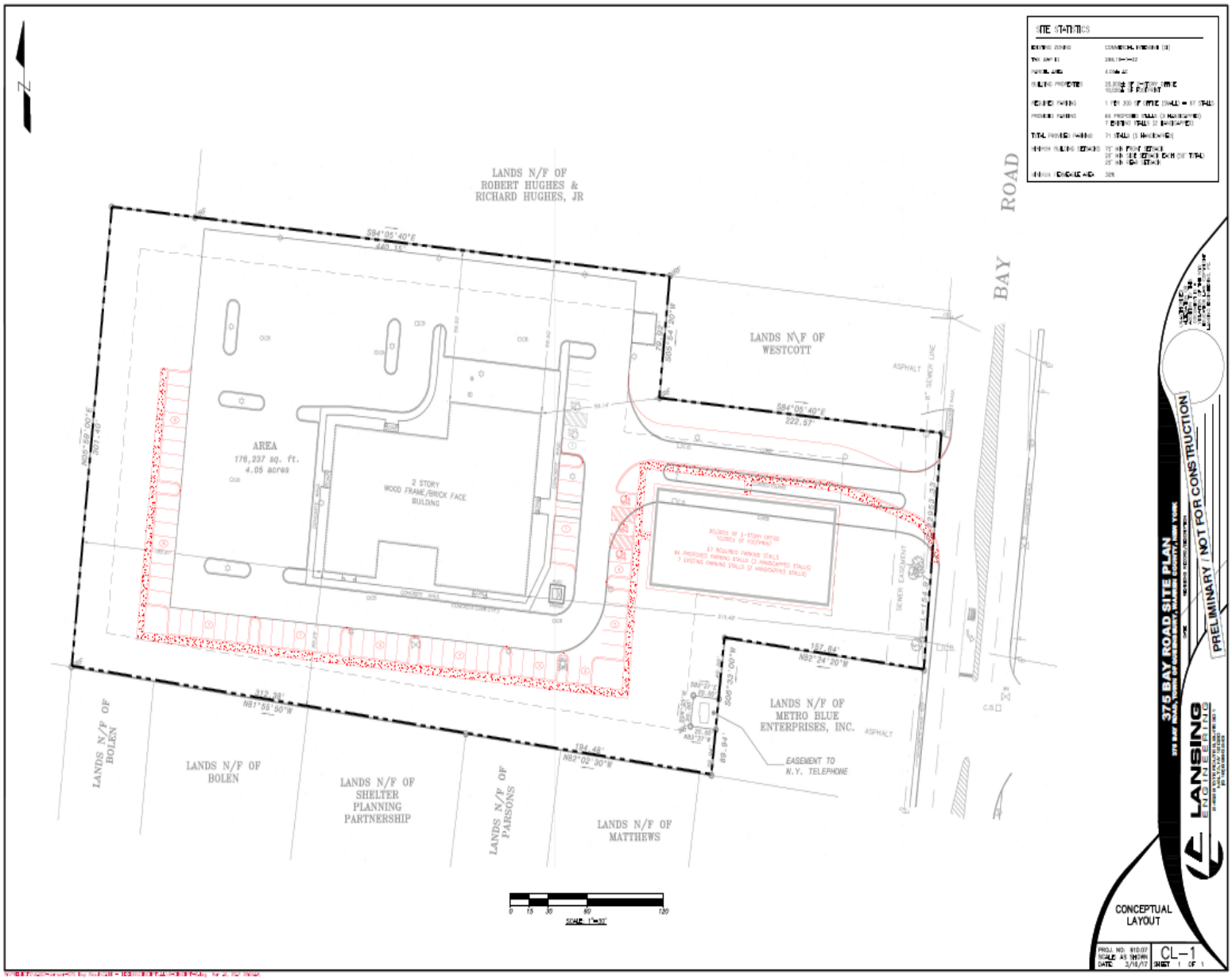
POTENTIAL 20,000± SF PAD SITE LAYOUT



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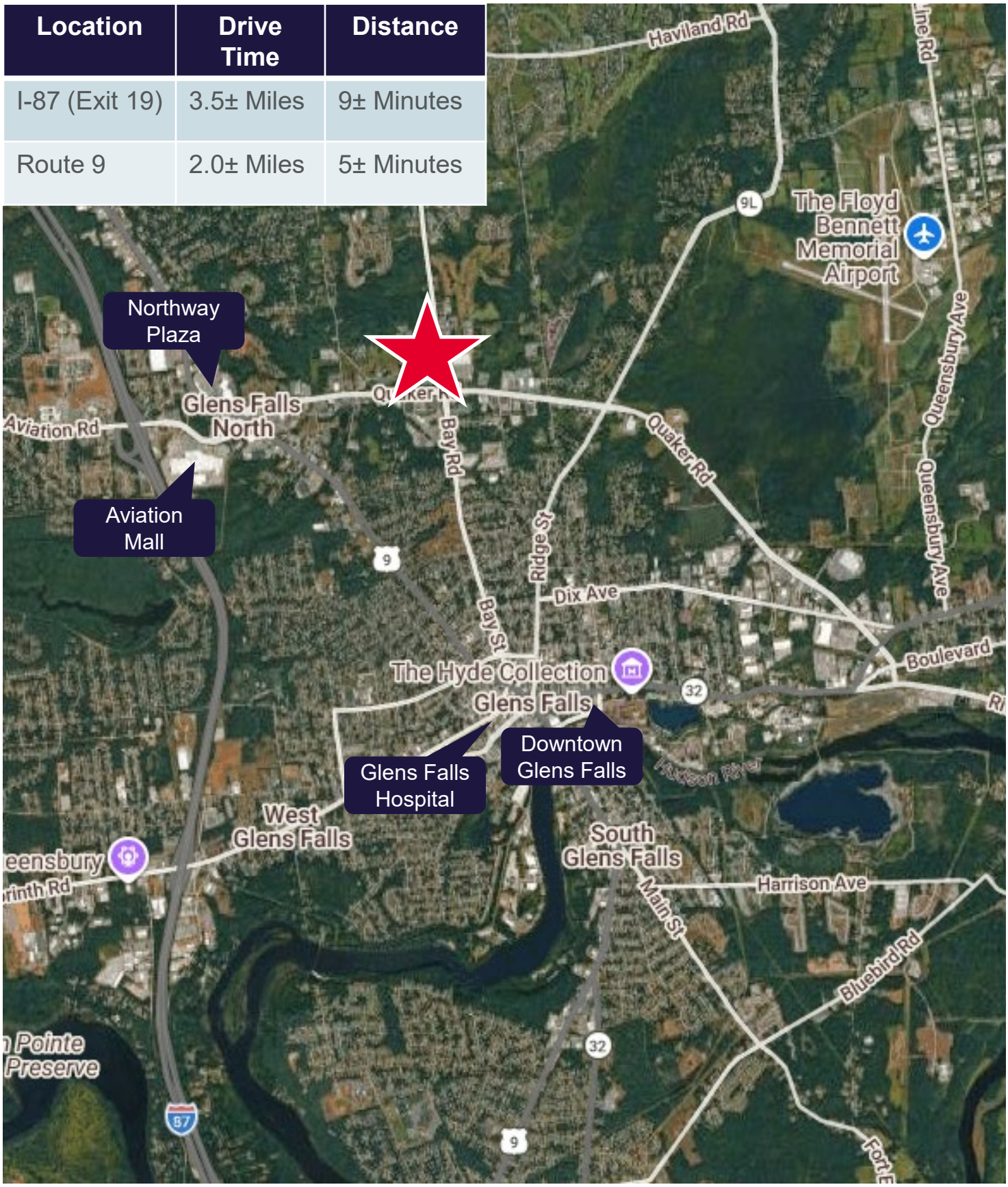
Location	Drive Time	Distance
I-87 (Exit 19)	3.5± Miles	9± Minutes
Route 9	2.0± Miles	5± Minutes



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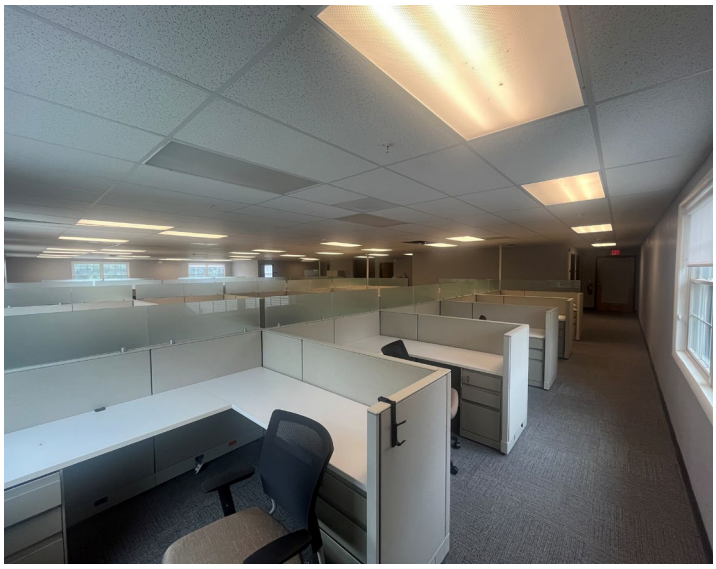

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For additional information, please contact:

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