



FOR SALE OR LANDEASE

2.0 TO 4.26± ACRE DEVELOPMENT SITE

Property Highlights

- Prime development opportunity located just ¼ mile from Interstate Route 88, offering strong visibility and easy access for commuters and commercial traffic
- Positioned directly adjacent to a new 223,000± SF Amazon last mile delivery warehouse
- Currently under construction and set to open Summer 2027 and is planning for 50 – 150 employees operating around the clock
- Anticipated significant increase in daily vehicle and workforce traffic once the Amazon facility becomes operational, driving demand for nearby retail, QSR, and service concepts
- Convenient proximity to the Village of Schoharie, providing access to an established local customer base
- 2 to 4 acres available, offered for purchase or land lease to accommodate a range of users and development plans
- Water and electric utilities already available on-site, with sewer service coming soon to further support development

EXCLUSIVE CONTACT

Lila “Lee” M. Salvetti
Associate Real Estate Broker
+1 315 254 3447
lsalvetti@pyramidbrokerage.com

Jeffrey D’Amore, SIOR
Real Estate Broker
+1 518 954 9160
jdamore@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com

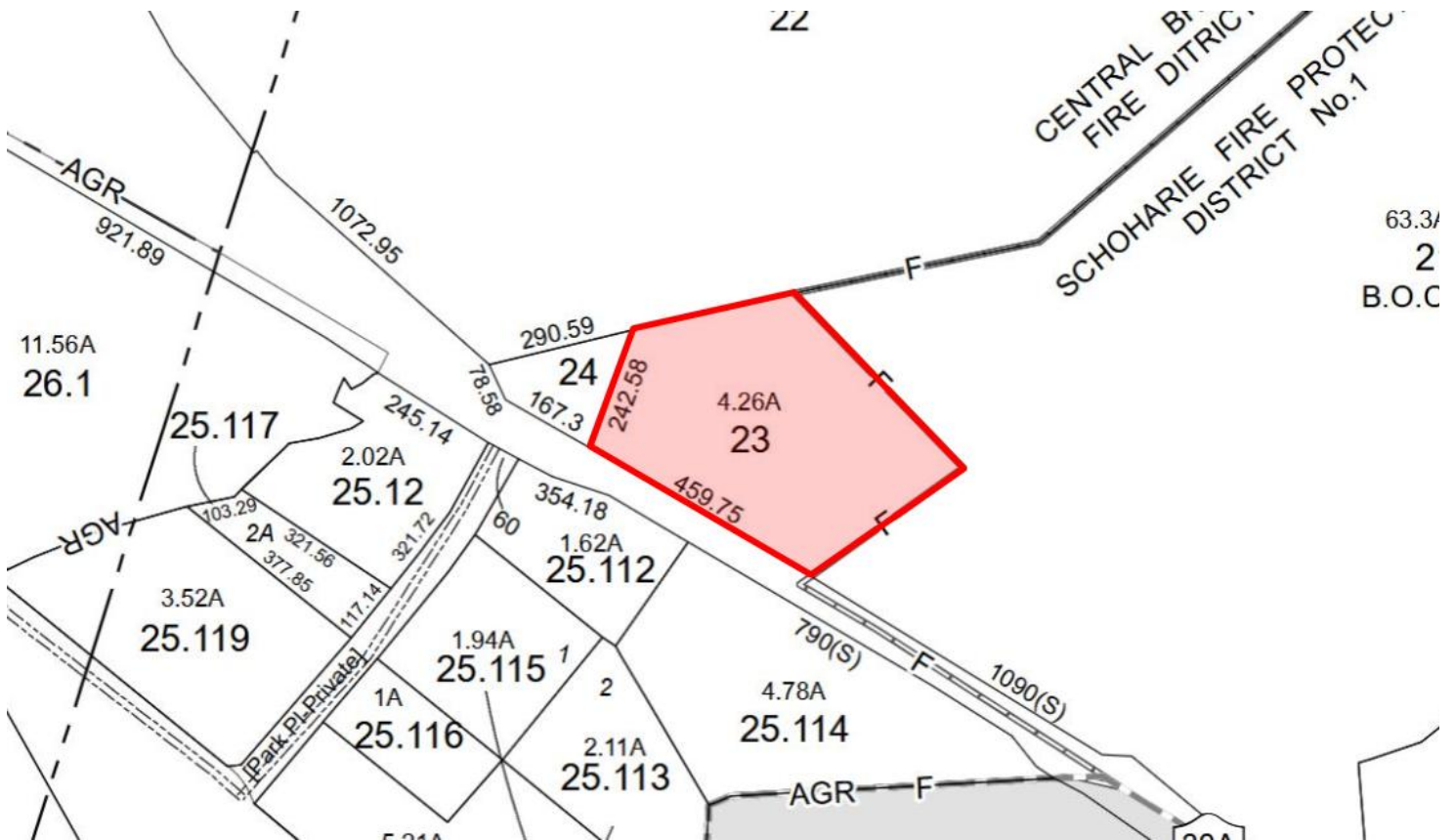


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Pyramid Brokerage
Company

212 State Route 30A
Schoharie, New York 12157



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