CUSHMAN & WAKEFIELD | Pyramid Brokerage Company



# FOR SUBLEASE

## 1 VAPOR TRAIL
HUDSON, NY

## 195,000± SF

## MANUFACTURING SPACE AVAILABLE IMMEDIATELY


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# 1 Vapor Trail

## Hudson, NY 12543

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Click to View Property Overview Video

## 195,000± SF

### Property Highlights

195,000 SF Manufacturing and Warehouse facility available for sublease through January 31, 2032.

- (10) Dock Level Doors with Levelers
- (1) 10'x14' Grade Level Door
- Locker Room with Showers
- Cafeteria
- Offices
- Fenced Yard

| Demographic | 3 Mile | 5 Miles | 10 Miles |
|---|---|---|---|
| Population | 13,469 | 23,335 | 52,656 |
| Households | 5,852 | 10,116 | 21,246 |
| Average H.H. Income | $68,606 | $69,167 | $75,397 |
| Daytime Employees | 11,124 | 16,420 | 24,997 |
| Source: | | | ESRI 2023 |

| Traffic Counts | |
|---|---|
| Route 9 | 8,046 AADT |
| Route 23 | 8,694 AADT |
| Source: | NYS DOT |

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## Hudson, NY 12543

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## Property Highlights

| | | | |
|---|---|---|---|
| **Address** | 1 Vapor Trail, Hudson, NY | **Fire Protection** | Fully Sprinklered |
| **Year Built** | 1996 | **Electrical** | 4,000 Amp 480 Volt 3 Phase |
| **Available SF** | 195,000± SF | **Dock Doors** | 10 |
| **Elevators** | 1 | **Drive-ins** | 1 |
| **Construction** | Tilt Up | **Zoning** | Industrial |
| **Land Area** | 19.22± acres | **Roof Type** | EPDM |
| **Office Area** | 5,000± SF | **Lighting** | LED |
| **Clear Height** | 22'-26' | **HVAC** | GFHA |
| **Col. Spacing** | 40' x 40' | **Security** | Fully Alarmed for Fire/Security |

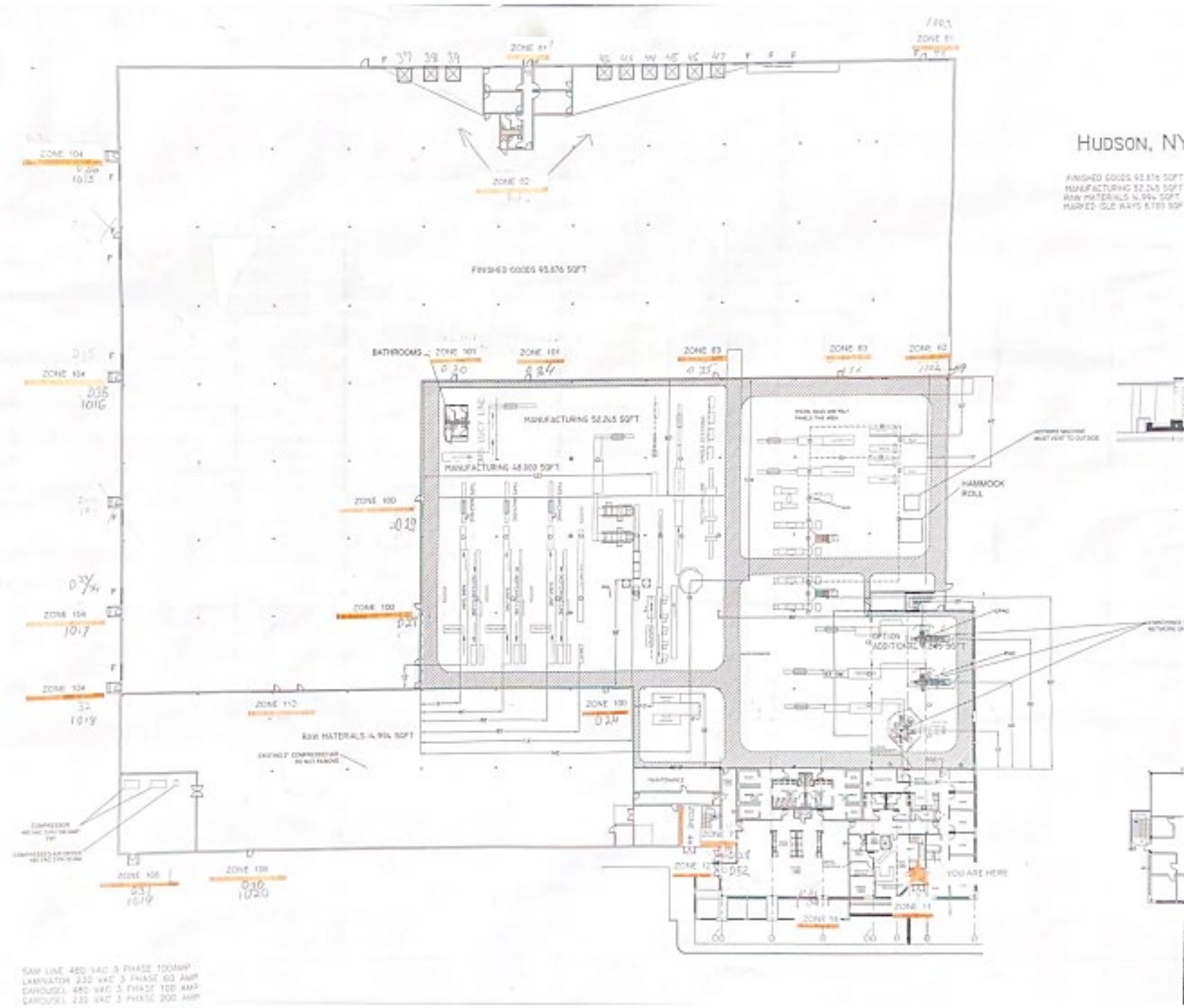
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## Hudson, NY 12543

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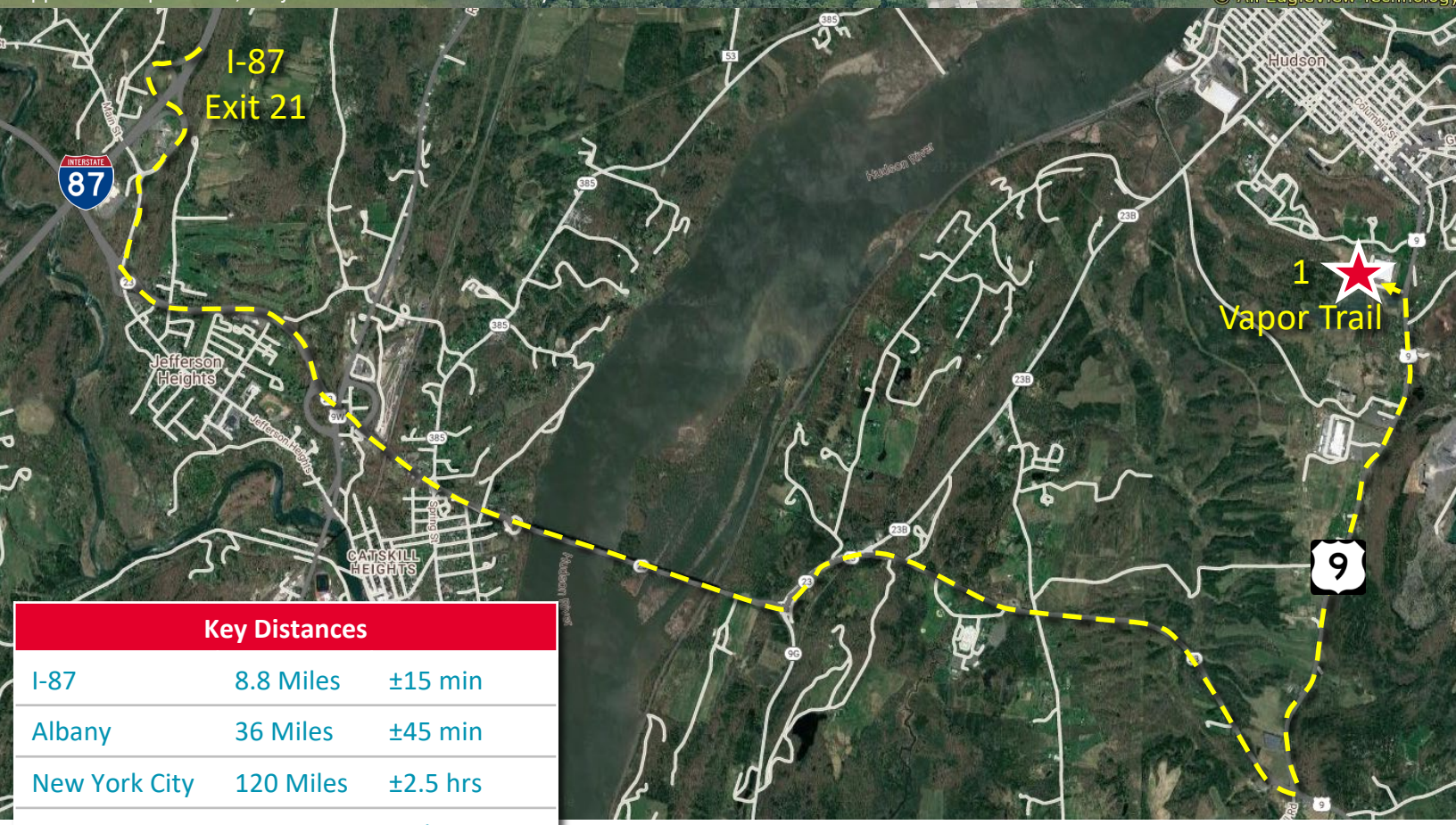
# 1 Vapor Trail | Hudson, NY

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Approximate plot lines; subject to verification of survey.

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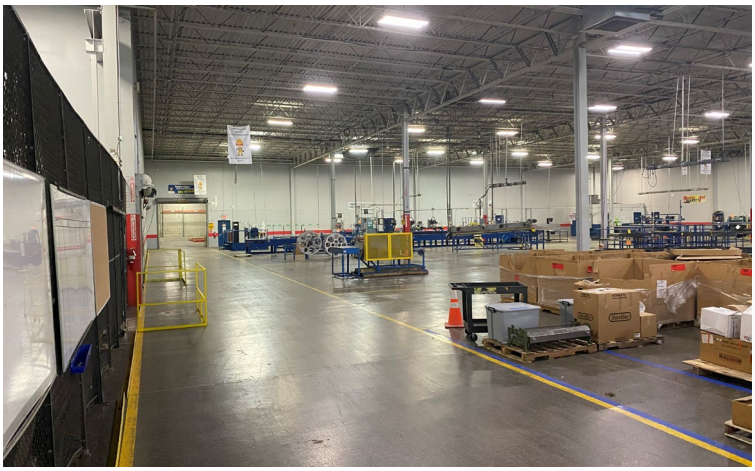

| Key Distances | | |
|---|---|---|
| I-87 | 8.8 Miles | ±15 min |
| Albany | 36 Miles | ±45 min |
| New York City | 120 Miles | ±2.5 hrs |
| Boston | 165 | ±3 hrs |

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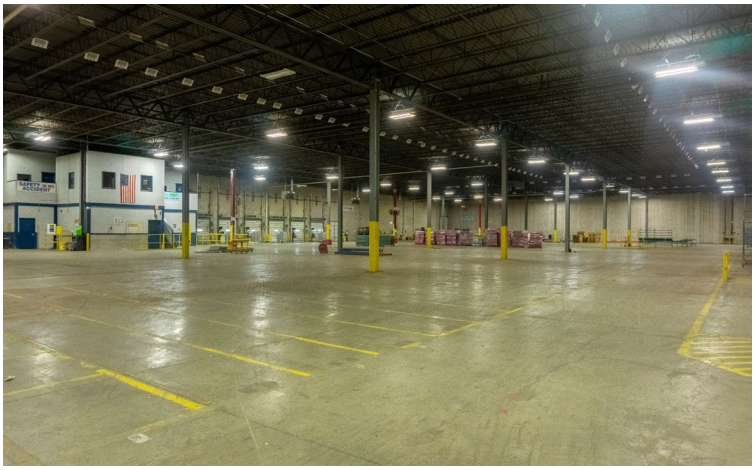
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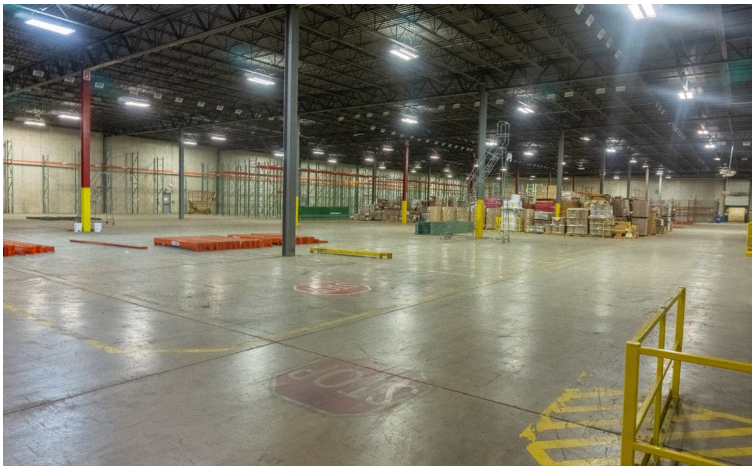
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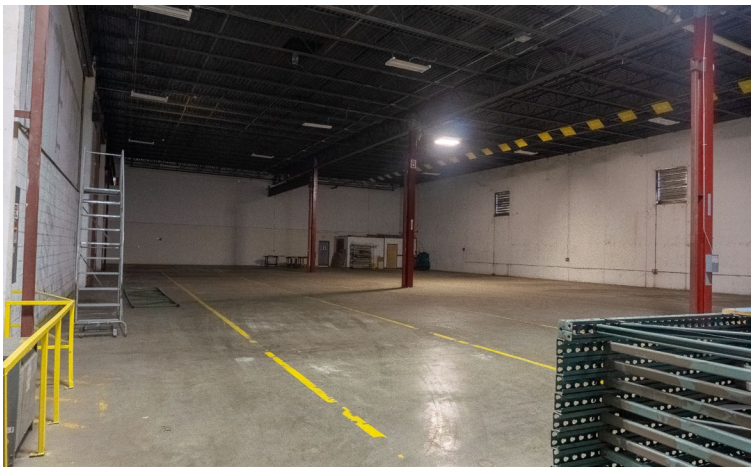
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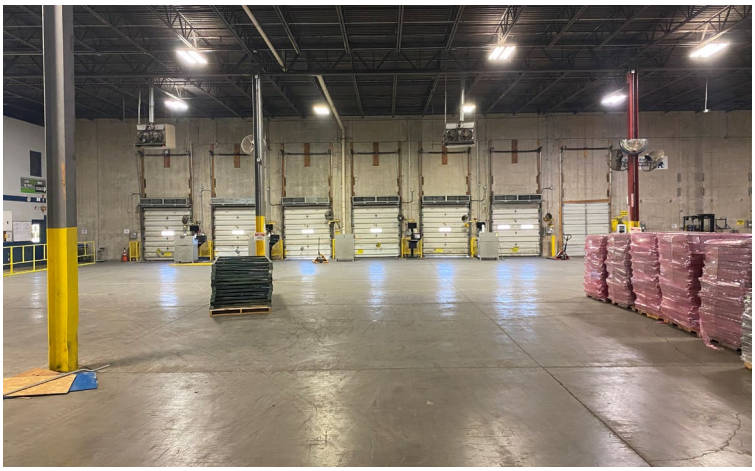












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