CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

356 Hudson River Road
Halfmoon, NY 12188



FOR SALE

55,165± SF

PRIME INDUSTRIAL OPPORTUNITY

EXCLUSIVE CONTACT

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FOR SALE

55,165± SF OF INDUSTRIAL SPACE

Property Highlights

- The subject property is located at 356 Hudson River Road, also known as U.S. Route 4 and State Road 32 which is a primary corridor through Saratoga County.
- 55,165± total available SF. 7,185± SF of office space and 47,980± SF of warehouse/manufacturing space across two buildings
- Access to property is gated.
- Call for additional information and pricing.

Demographic	1 Mile	3 Miles	5 Miles
Population	472	16,855	65,799
Households	220	7,475	30,688
Average H.H. Income	$153,163	$107,504	$104,688
Daytime Employees	670	4,558	19,373

Source: ESRI

Traffic Counts

356 Hudson River Rd	6,280 AADT
Source:	NYS DOT

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Property Highlights

Address	356 Hudson River Road, Halfmoon, NY 12188	**Parking**	63± Surface Spaces
Year Built	2008/2018	**Clear Height**	23'-29'
Total Building SF	55,165± SF	**Grade Doors**	25
Available SF	55,165± SF	**Overhead** Doors	1
Office Area	7,185± SF	**Zoning**	W-2
Land Area	5.02± AC	**Roof**	Sloped
Municipality	Town of Halfmoon	**Utilities**	Municipal Water/Private Septic
Construction	Steal	**HVAC**	Radiant heat. Split heating/cooling units within office space.

*Click QR Code
For Drone Footage

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Key Locations

Location	Distance	Drive Time
I-87 (Adirondack Northway)	~8 Miles	~10 Minutes
I-787	~9 Miles	~12 Minutes
Troy, NY	~8 Miles	~11 Minutes
Albany, NY	~15 Miles	~20 Minutes
Saratoga Springs, NY	~18 Miles	~25 Minutes

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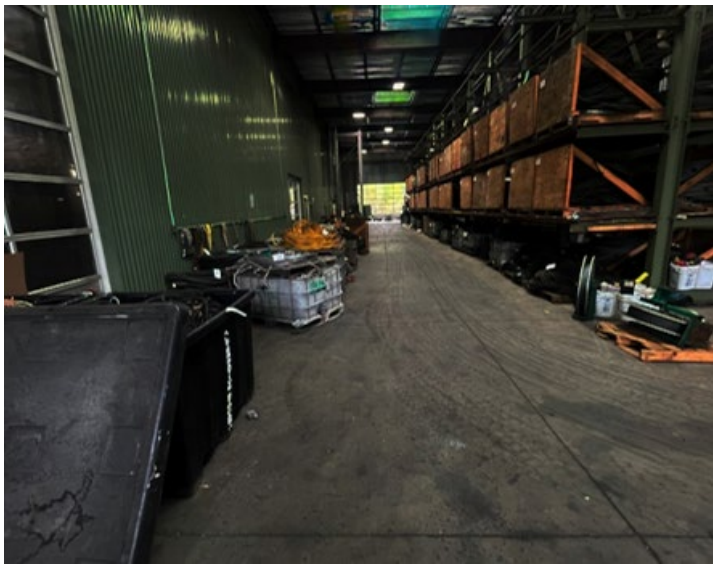


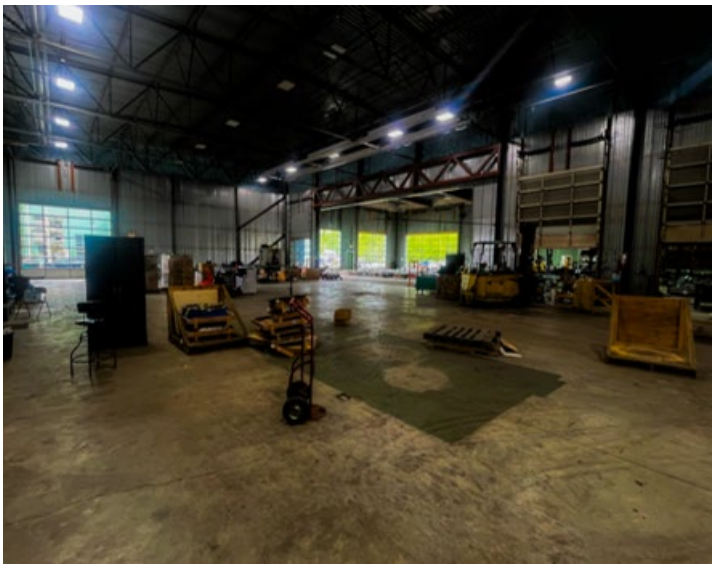


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For additional information, please contact:



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