

75 S Central Avenue Mechanicville

Subject consists of two steel buildings, located on abutting parcels approximately one acre of land.

Building 1) Matzen- built 1976 steel frame manufacturing space 9,500 SF, with two overhead doors. Reception, 2 offices, half bath, 1,000 SF remaining shop space at dock level, approximately 8,500 SF with 12' ceilings. The facility is serviced by all municipal services, gas heat, 400 amp electric, situated on 16,117 SF parcel.

Building 2) Built 1998, by Matzen steel frame, clear span, 14,800 SF high-bay warehouse, 24' ceiling height, featuring 2 sets of steel racking, three pallets high, approximately 80' in length, 400, amps 3 phase; fluorescent and halogen lighting, 4 overhead doors. , Five modular offices 2 half baths, and lunch room are located within the building. The lot size is 26,572 SF. A utility ramp exists between the buildings used for moving material by fork lift

The property is zoned Commercial

Parking for 18 vehicles

Directions: Northway to Exit 9 East, across Route 9, proceed east on Route 146 at intersection Route 146 & 236, North on Route 146, into Mechanicville to 75 S Central Avenue, property next to Cumberland Farms. Distance from Exit 9 to 75 S Central Avenue approximately 7 miles

Traffic Count 12,800 per day

Total Taxes \$ 22,947

Utility Cost \$ 36,574

Building to be broom cleaned prior to closing.

Copies of the floor plan and site plan included in this offering package

Asking \$ 1,250,000

This information has been provided by the owner

For a personal tour, contact Paul Bowers 518 857 0568

BERKSHIRE HATHAWAY BLAKE REALTORS,