

72,000 SF WAREHOUSE DISTRIBUTION

120 EDSON STREET AMSTERDAM, NY 12010

www.CarrowRealEstateServices.com



One Commerce Plaza
99 Washington Avenue, Suite 304
Albany, NY 12260



SALE PRICE	\$2,880,000
LEASE PRICE	\$3.95/SF NNN
GROSS SF	72,200
LOT SIZE	9.6+/- ACERS
ZONING	WAREHOUSE INDUSTRIAL
YEAR BUILT	1970/1989/2004
HVAC SYSTEM	GAS HOT AIR / CENTRAL AIR
ELECTRIC	880 AMP 3 PHASE
FIRE SUPPRESSION	WET SPRINKLER SYSTEM
WATER	CITY
SEWER	YES
PARKING	100 AUTO AND 22 TRUCK
LOADING DOCKS	(9) WITH LEVELERS
CEILING HEIGHTS	30' TO 40'

Stephen P. Rosenblatt
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518.462.7491 x 106

Rudy R. Lynch, CCIM
Associate Broker
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Former Hill & Markes Distribution Center. Immaculate condition. Centrally located minutes from the NYS Thruway and the new AMD technology campus. Complete racking system included which has been valued in excess of \$350k. Located in a NYS Empire Zone. 10,000 SF of office space and 62,000 SF of warehouse space.

THE INFORMATION HEREIN HAS NOT BEEN VERIFIED, AND IS PROVIDED WITHOUT WARRANTY UNLESS OTHERWISE AGREED IN WRITING. READERS ARE ADVISED TO INVESTIGATE AND VERIFY SAME PRIOR TO ENTERING INTO A TRANSACTION.

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