

Well Built Industrial Building For Sale or Lease
6 Sam Stratton Road, Amsterdam, NY
For Sale: \$495,000 or For Lease: \$3.75/SF/YR NNN

*** New Roof Installed November 2009 ***



Features

- Located in Empire Zone/ Industrial Park
- Extra Land for Expansion or to Subdivide
- 20.5 ft Ceiling Height - 16 to 19 ft Vertical Clearance to Truss
- Manufacturing/Processing/ Distribution/Warehousing
- Small Office Cube, Second Floor, Unfinished
- Great Investment Property
- 2.4 mi. from Thruway Exit 27
- 25 Miles from Luther Forest Tech Park
- One Dock, One Overhead Door
- Roof-mounted Vent Fan
- Ample Rest Rooms for Male and Female Workers

Site Profile

6 Sam Stratton Road
Amsterdam, NY

Acreage: 7.2±
Frontage: 770 ft
Zoning: Light Industrial
Bldg. Size: 20,000 SF Total
Parking: 25+ spaces
Utilities: Water/Sewer - Municipal
Elec. - 3700+ amp, 3 phz
Sprinklers: Wet System
HVAC: Gas Forced Air Heat
Construct: Built Solidly in 1988
Masonry—12" Block
Flat Roof - Replaced
11/09
Other: Room for Expansion
Empire Zone

NAI Platform

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact information:

Richard Rackowski
Mobile: 239.898.0304

(518) 465-1400 ext. 205

RickRackRealty@aol.com