



WATER BOTTLING FACILITY AVAILABLE

Current HQ for Just Water, Inc. for Sale or Lease – 14,507± SF Warehouse/Office

This 14,507± SF space is the current bottling facility for the popular company Just Water. Numerous upgrades to the former St. Alphonsus Church by previous owner, including electrical systems, radiant heat, and security.

A must-see building located in Downtown Glens Falls with offices, conference room, break room and a tasting area. Ideal for similar business (brewery, distillery, bottling company) or light manufacturing.

Demographic	1 Mile	3 Miles	5 Miles
Population	13,976	38,578	71,233
Average HH Income	\$67,685	\$76,066	\$77,462
Total Business	873	2,097	3,038
Total Employees	15,412	31,970	46,268
Source: ESRI, 2019			

Traffic Counts	
Broad Street & Hudson Avenue	7,049 AADT
Route 9 & South Street	13,327 AADT
I-87, exit onto Main Street	38,314 AADT
Source: NYS DOT, 2019	

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Aerial



Approximate site lines; subject to survey verification

Site Information

PROPERTY SUMMARY

Property Type:	Industrial
Tax ID:	309.27-7-1.1
Acres:	0.86±
Zoning:	07-Mixed

BUILDING CHARACTERISTICS (cont'd)

Total Building SF:	14,507±
Office SF:	2,000±
Warehouse SF	12,507±
Parking	15± spaces

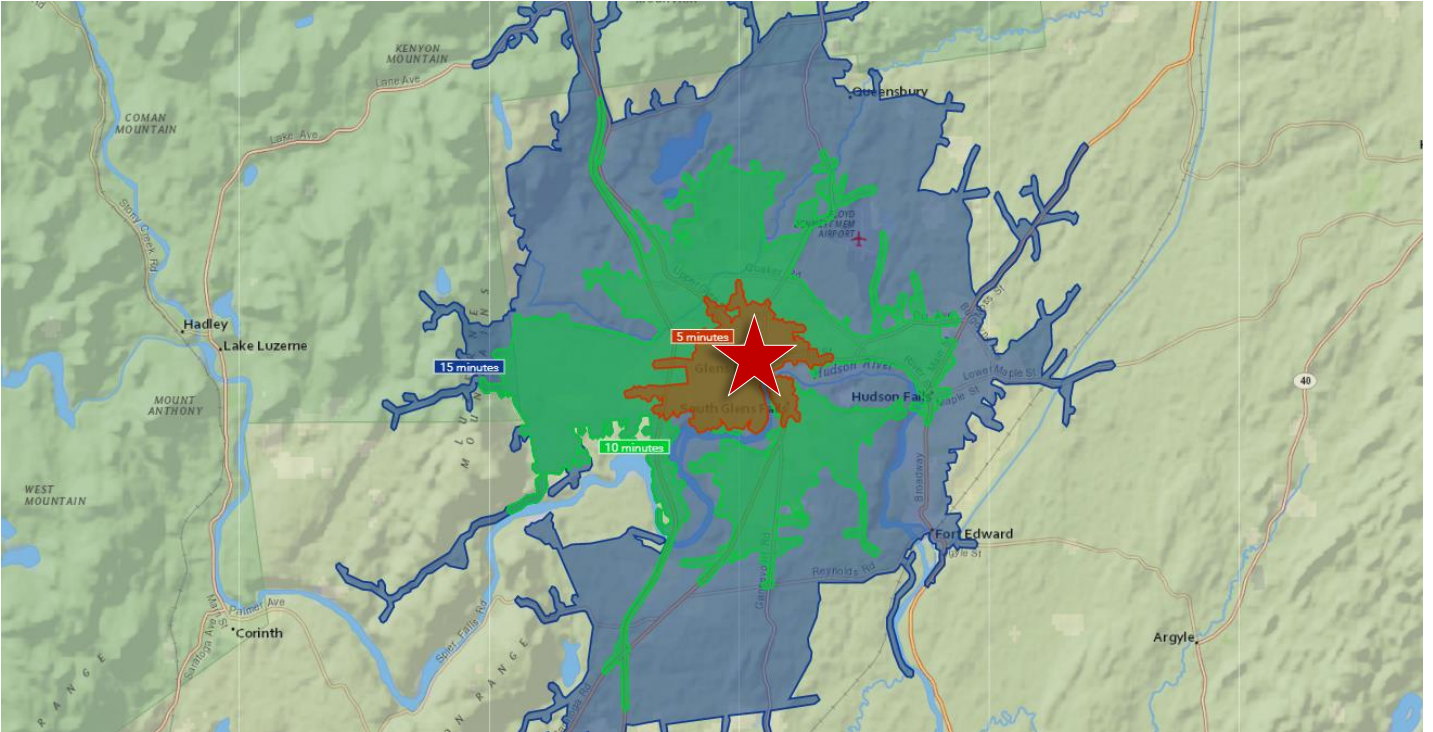
BUILDING CHARACTERISTICS

Year Built:	1967
Stories	2
Ceilings	22'

AMENITIES

Water/Sewer:	Municipal
Heat:	GHW

Drive Times Map



Location/Retail Map

