


NEW CONSTRUCTION!

EXCELLENT BUILT TO SUIT OPPORTUNITY!

New construction, 56,000± SF building on 10.92± acres. Can be customized to tenants requirements

Year Built	New Construction	Est Parking	50± parking spaces
Total Bldg. SF	56,000±	At Grade Doors	3 planned
Available SF	56,000±	Loading Docks	Yes
Acres	10.92±	Construction	Metal
Lease Price	TBD	Clear Height	22'
Lease Type	NNN	Fire Protection	ESFR
Lease Term	TBD	Floors	1
Sale Price	N/A	Elevators	N/A
Zoned	IN-Industrial District	Roof	Metal
Taxes	\$33,000 (Est.)	HVAC	Gas
Tax ID	013089 15.00-2-3	Utilities:	Municipal Water & Sewer – Guilderland
		Electrical:	3 Phase (per electrical panel)

For more information, please contact:



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Aerial / Location Map

Approximate site lines; subject to survey verification



Demographics



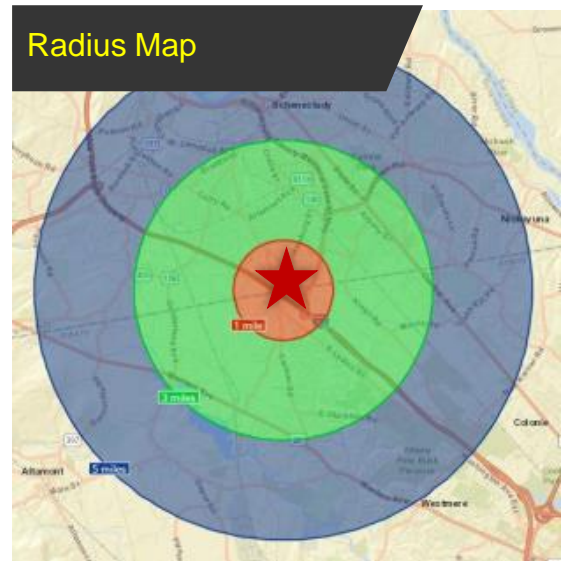
Quick access to major highways: 4 minutes to I-90, Exit 9, and 3 minutes to I-90 from Exit 25.

Demographics

	3 Mile	5 Miles	10 Miles
Population	5,549	64,183	140,584
AVG. HH Income	\$91,256	\$76,177	\$82,954
Households	2,352	25,686	56,817
Total Businesses	114	1,379	2,497
Total Employees	1,166	15,398	44,566

Source: ESRI, 2019

Radius Map



Traffic Counts

Forest Avenue & Route 67	16,509 AADT
Forest Avenue & 2 nd Avenue	13,165 AADT
Forest Avenue & Lyon Street	45,124 AADT

Source: TrafficViewer, 2019

