

**FOR SALE**
**21 Riverside Industrial Park Drive**

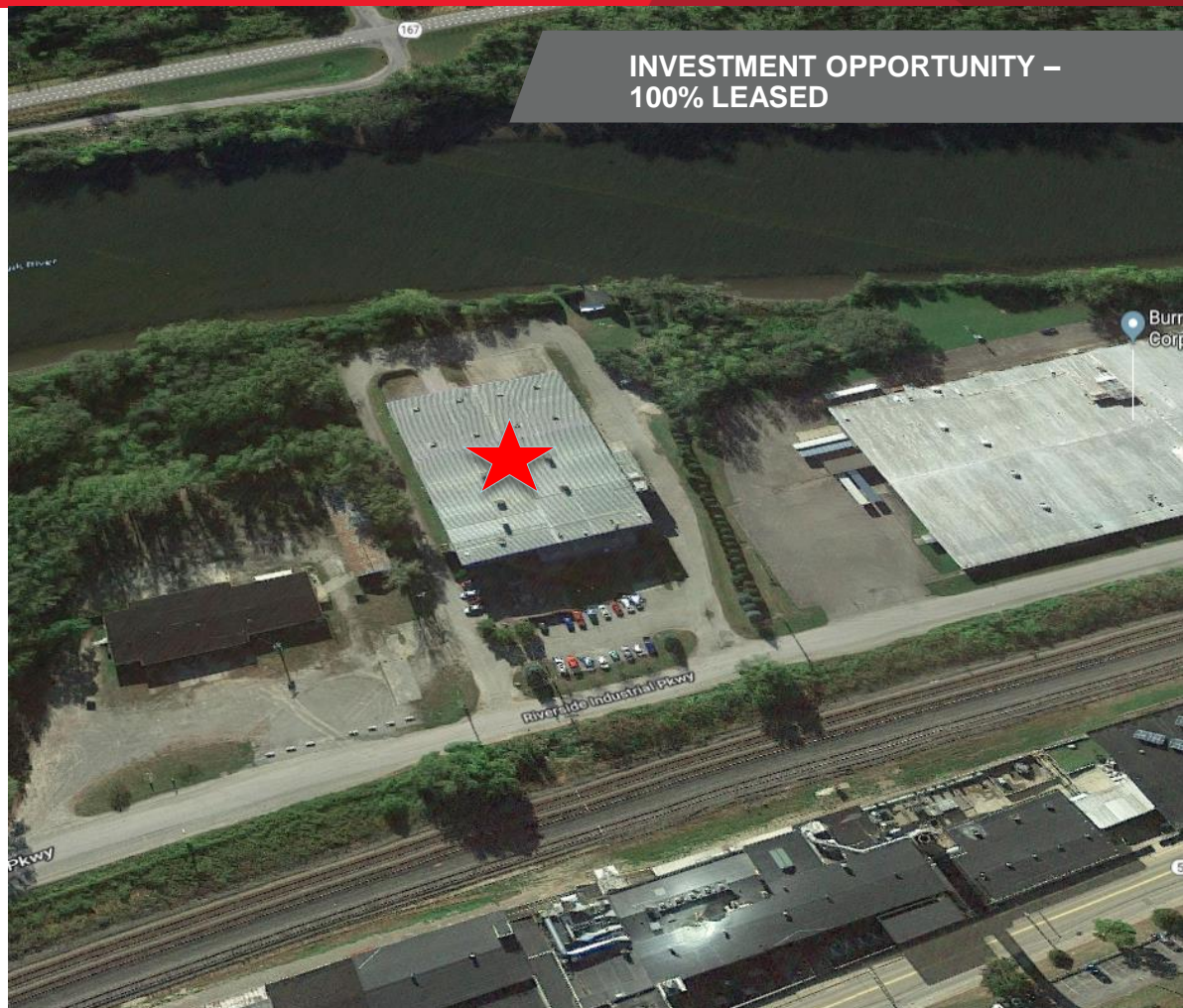
Little Falls, New York 13365

**62,632± SF Industrial Investment**
**Property Highlights**

- 62,632± SF industrial building available for sale
- Fully leased to Continental Auto Parts
- 38' ceiling height
- Conveniently located in Little Falls, NY with easy access to the NYS Thruway (I-90)
- Situated on 3.2± acres of land
- Four (4) dock high doors and four (4) grade level doors.
- 4,000± SF office space
- Owner will sell and enter into 12 year lease
- Industrial Park Tenants Include: Twin Rivers Paper Corporation, Feldmeier Equipment, Redco Foods, Teekanne, Salada, RedRose, Junket, and Empire Fiberglass Products.

Demographic	1 Mile	3 Miles	5 Miles
Population	1,036	6,379	9,128
Households	449	2,729	3,827
Average Income	\$66,791	\$74,600	\$77,393
Daytime Employees	519	2,955	4,024
Source: ESRI Business Analyst 2018			

Traffic Counts	
Riverside Industrial Park Drive	8,628 AADT
Source: NYS DOT 2015	


**INVESTMENT OPPORTUNITY –  
100% LEASED**

For more information, please contact:

**Jeffrey D'Amore**  
 Executive Director  
 Real Estate Broker  
 +1 315 725 3510 (mobile)  
[jdamore@pyramidbrokerage.com](mailto:jdamore@pyramidbrokerage.com)

**Peter W. Struzzi, SIOR**  
 Executive Managing Director  
 Principal Real Estate Broker  
 +1 518 229 6795 (mobile)  
[pstruzzi@pyramidbrokerage.com](mailto:pstruzzi@pyramidbrokerage.com)

40 British American Boulevard  
 Latham, New York 12110  
 phone: +1 518 489 9199

FOR SALE

21 Riverside Industrial Park Drive

Little Falls, New York 13365



FOR SALE

21 Riverside Industrial Park Drive

Little Falls, New York 13365



FOR SALE

21 Riverside Industrial Park Drive

Little Falls, New York 13365

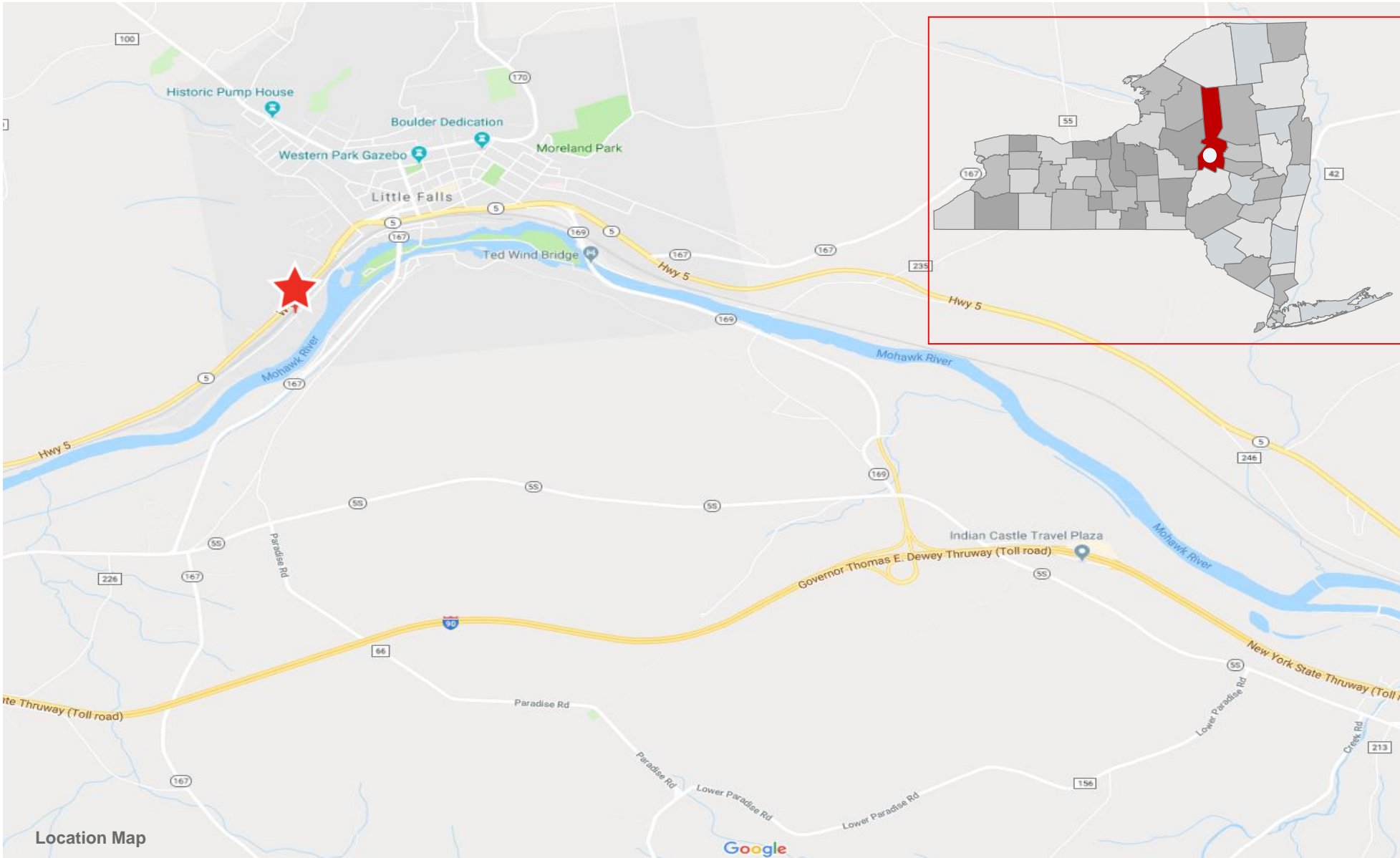


Approximate Plot Lines; Subject to Verification of Survey  
City of Little Falls, NY Tax ID 114.83-1-24.2

FOR SALE

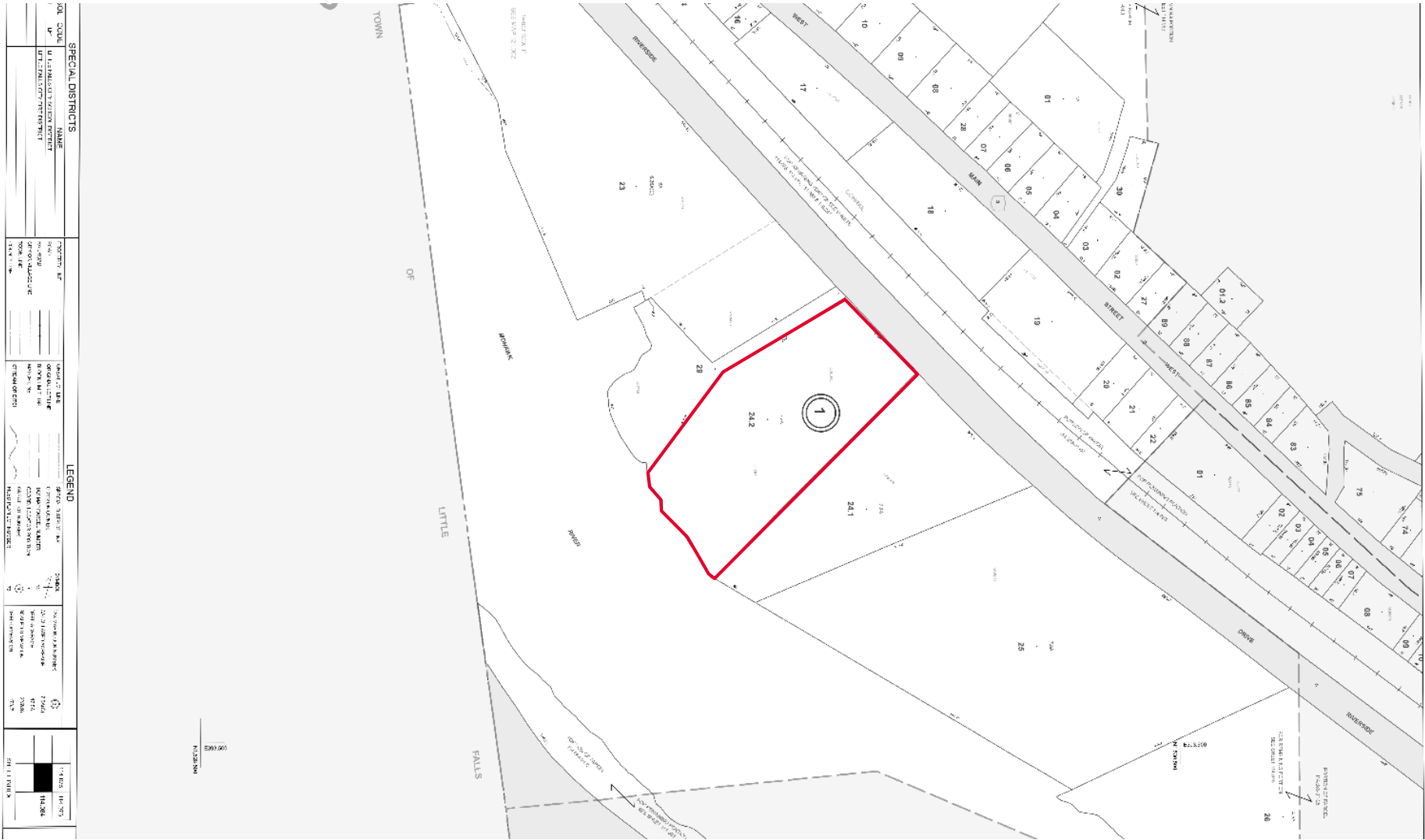
# 21 Riverside Industrial Park Drive

Little Falls, New York 13365



**FOR SALE**

**21 Riverside Industrial Park Drive**  
Little Falls, New York 13365



**Approximate Plot Lines; Subject to Verification of Survey**  
**City of Little Falls, NY Tax ID 114.83-1-24.2**