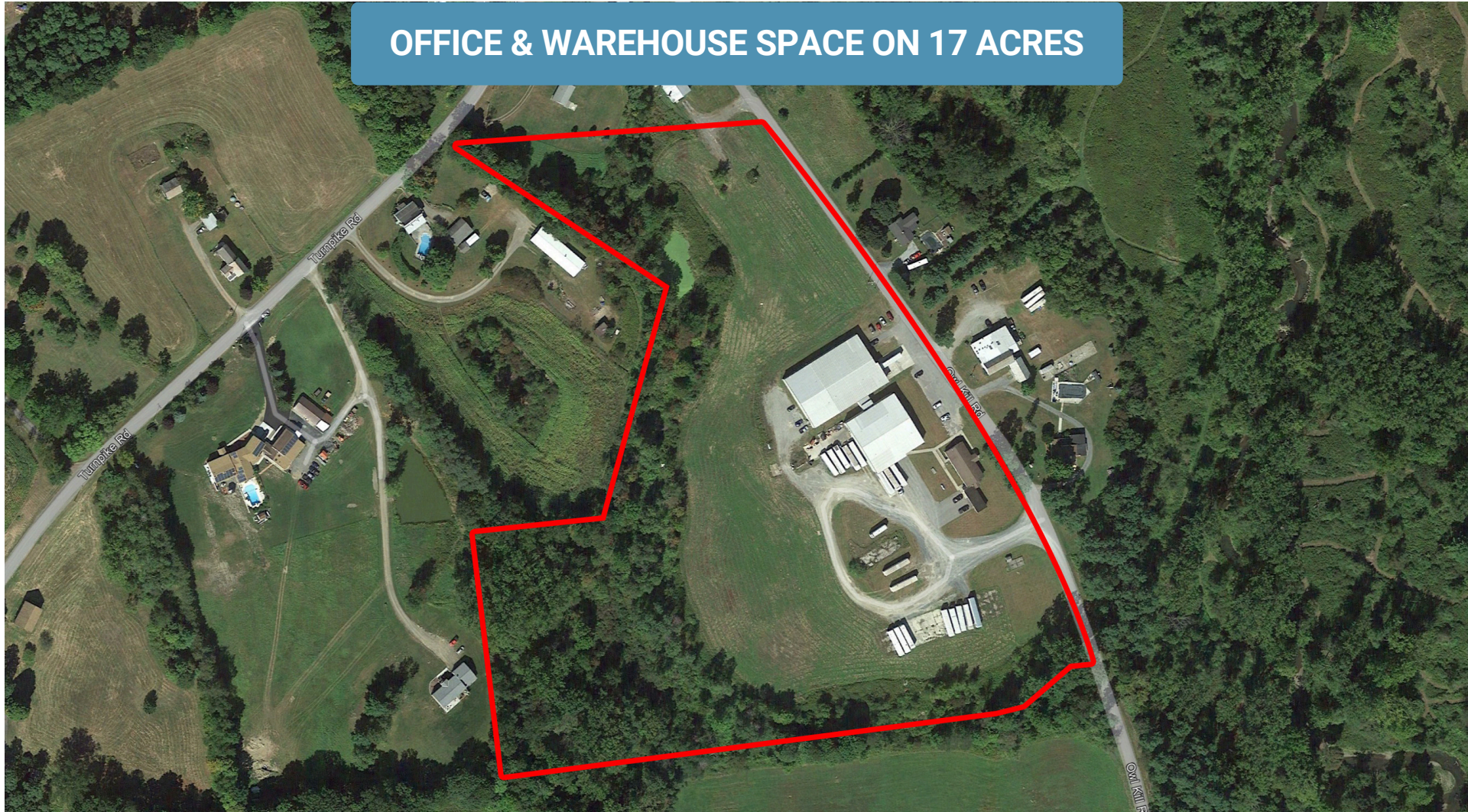


FOR SALE

OFFICE & WAREHOUSE SPACE ON 17 ACRES



62 OWL KILL RD. EAGLE BRIDGE, NY 12057

TRG

TRG

TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

62 OWL KILL RD.

HIGHLIGHTS

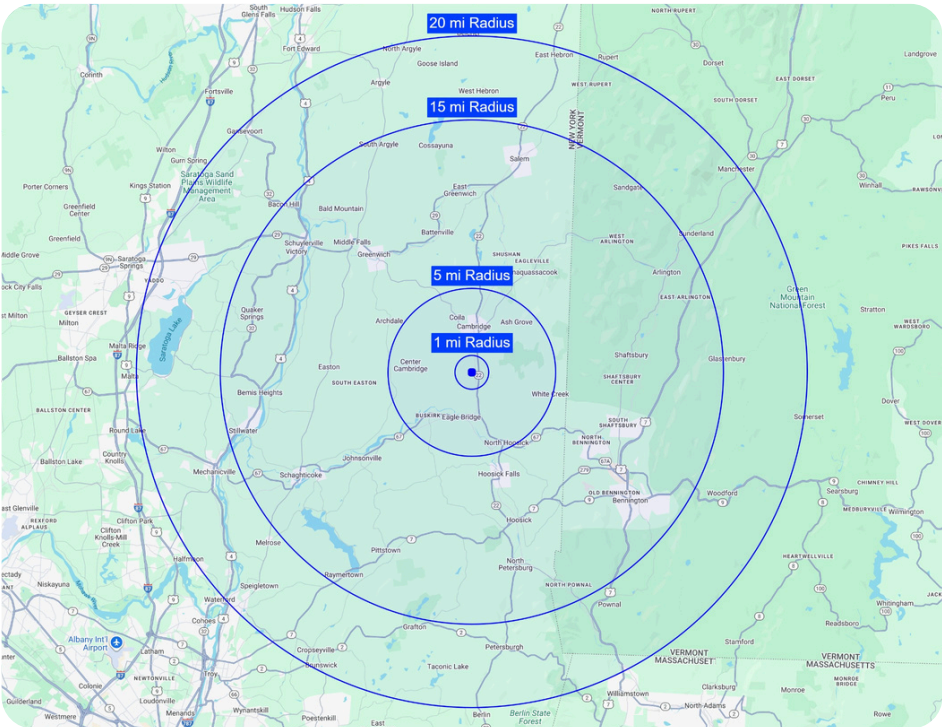
- 17 + Acres with room for additional development.
- Warehouse: 26,500 SF
 - 800 AMP Service.
 - 22' Clear Span Ceiling, No Columns.
 - 18' Height to bottom of beam center, 14' height eaves.
 - 10 Loading docks, (1) 12x12 Drive in door.
- Office Building: 3,300 SF on 2 floors.
 - Conference Room, 4 Offices, Bullpen Area for 6-8, Breakroom.
- Large yard for trucks and trailer parking

OFFERING INFO

Parcel Size:	17 Acres
Zoning:	None
Sale Price:	\$1,900,000
Taxes:	\$21,000

DEMOGRAPHICS

	5 Mile	15 Miles	20 Miles
POPULATION:	5,307	61,196	121,236
HOUSEHOLDS	2,254	25,671	51,383
AVERAGE HH INCOME	\$99,625	\$104,555	\$118,977
DAYTIME POPULATION	3,243	41,540	75,017
BUSINESS ESTABLISHMENTS	152	2,288	3,760



Local Companies:

The Fort Miller Group	Saint Gobain Performance Plastics
Centers Health Care	Hannaford Brothers. Co, LLC
Telescope Casual Furniture	Golub Corporation/Price Chopper
Fort Hudson Health System	Morcon
Hollingsworth and Vose	Commonwealth Plywood
Adirondack Scenic, Inc	Cambridge Valley Machining

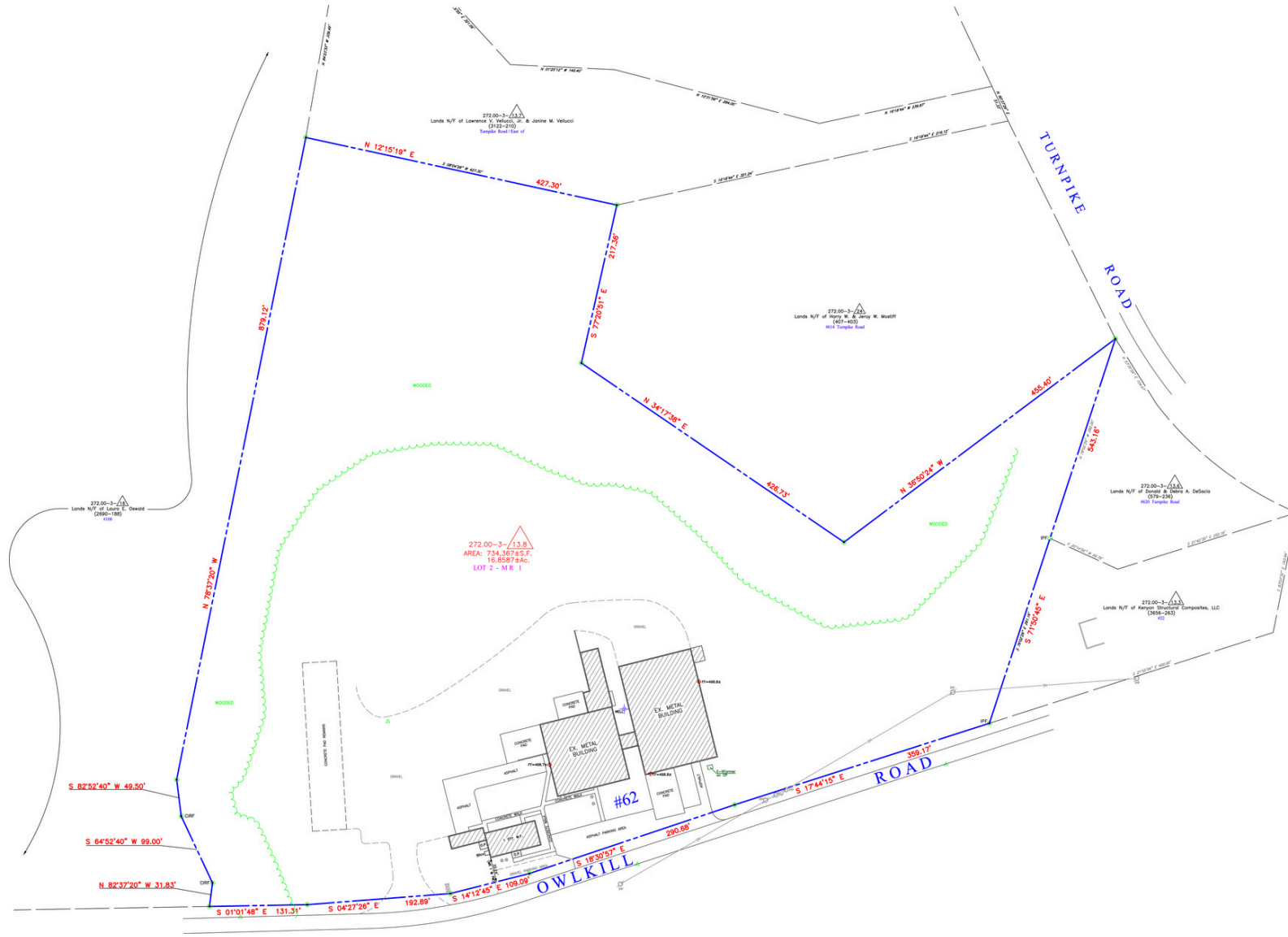


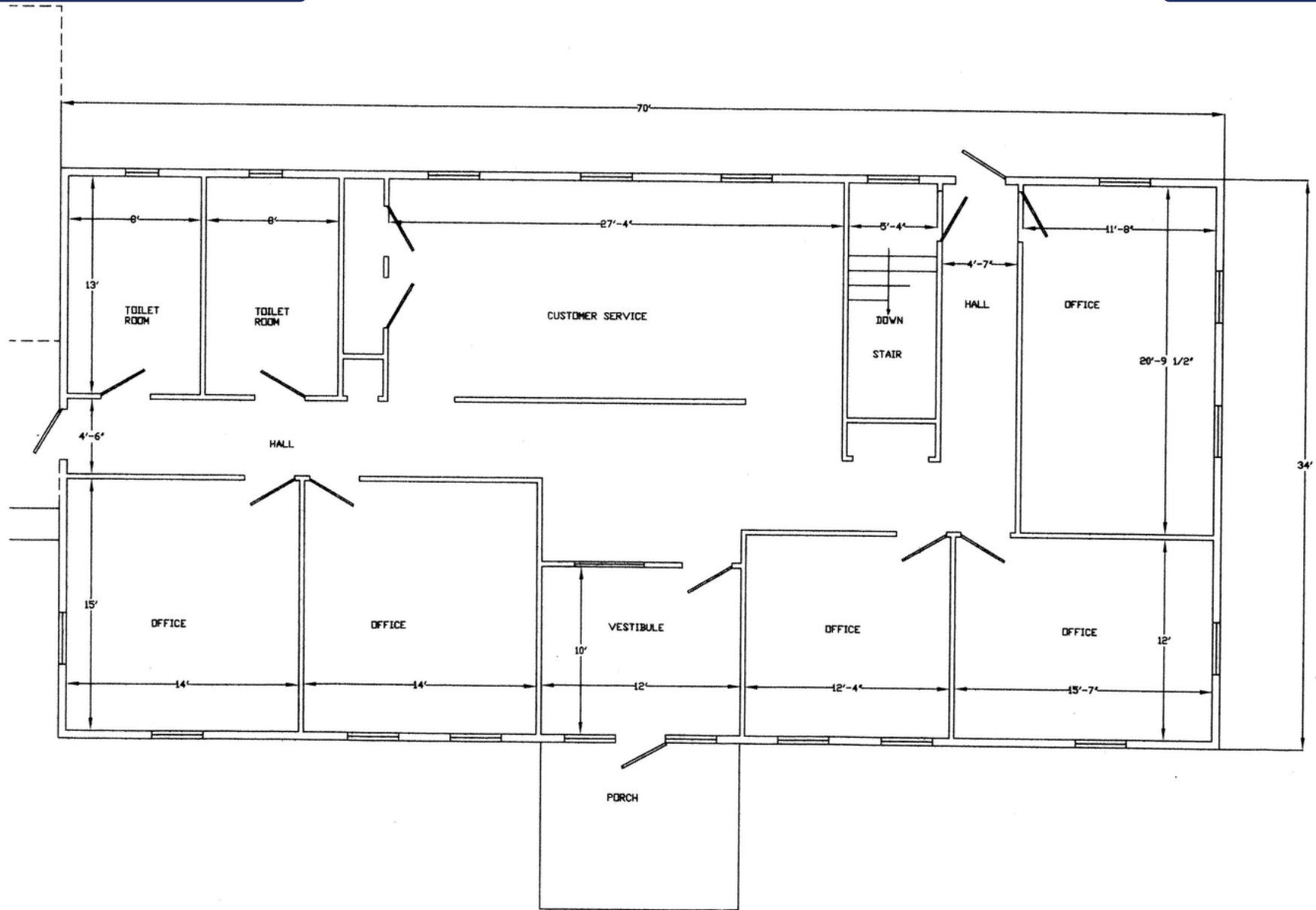


62 OWL KILL RD.

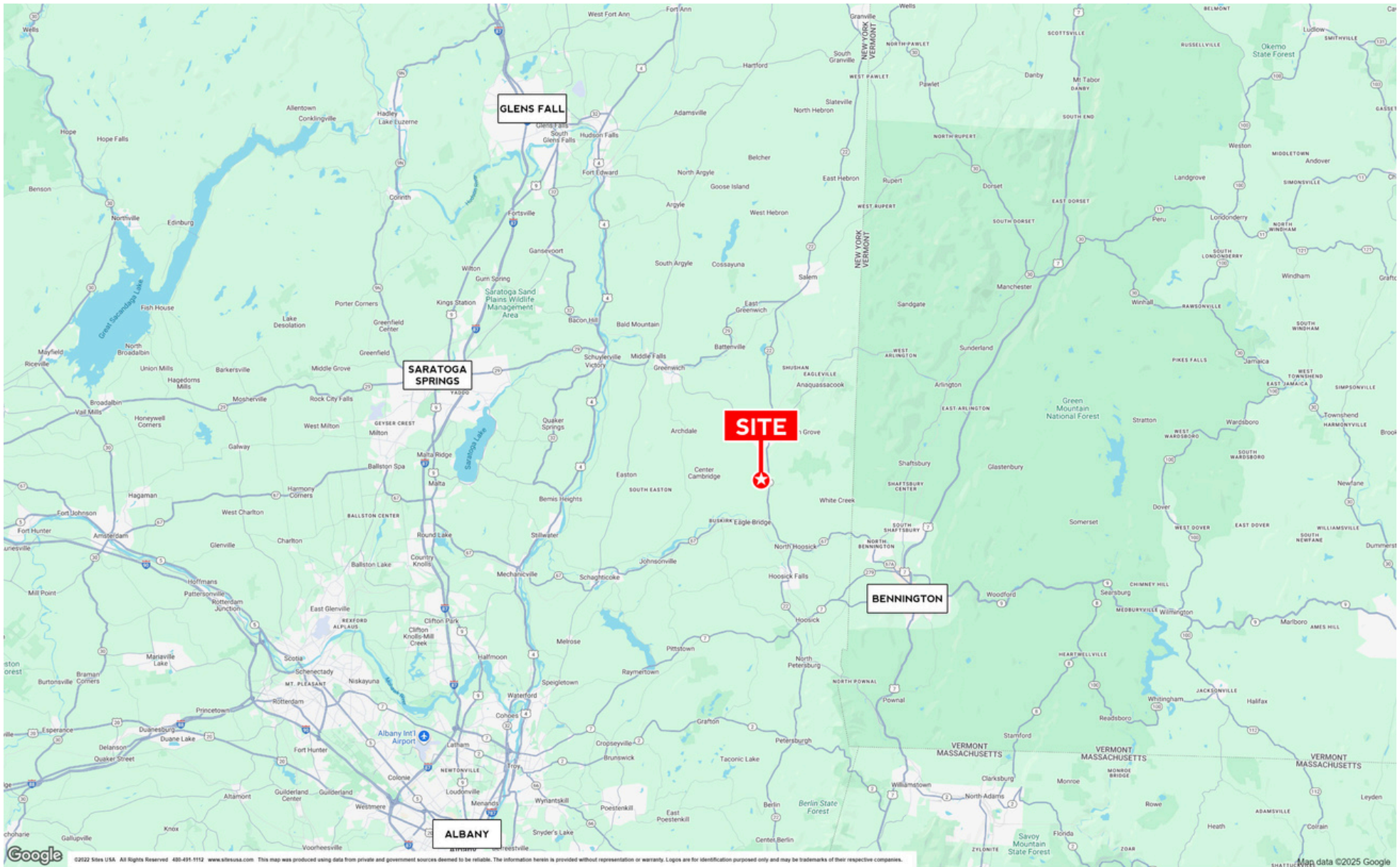
Photos



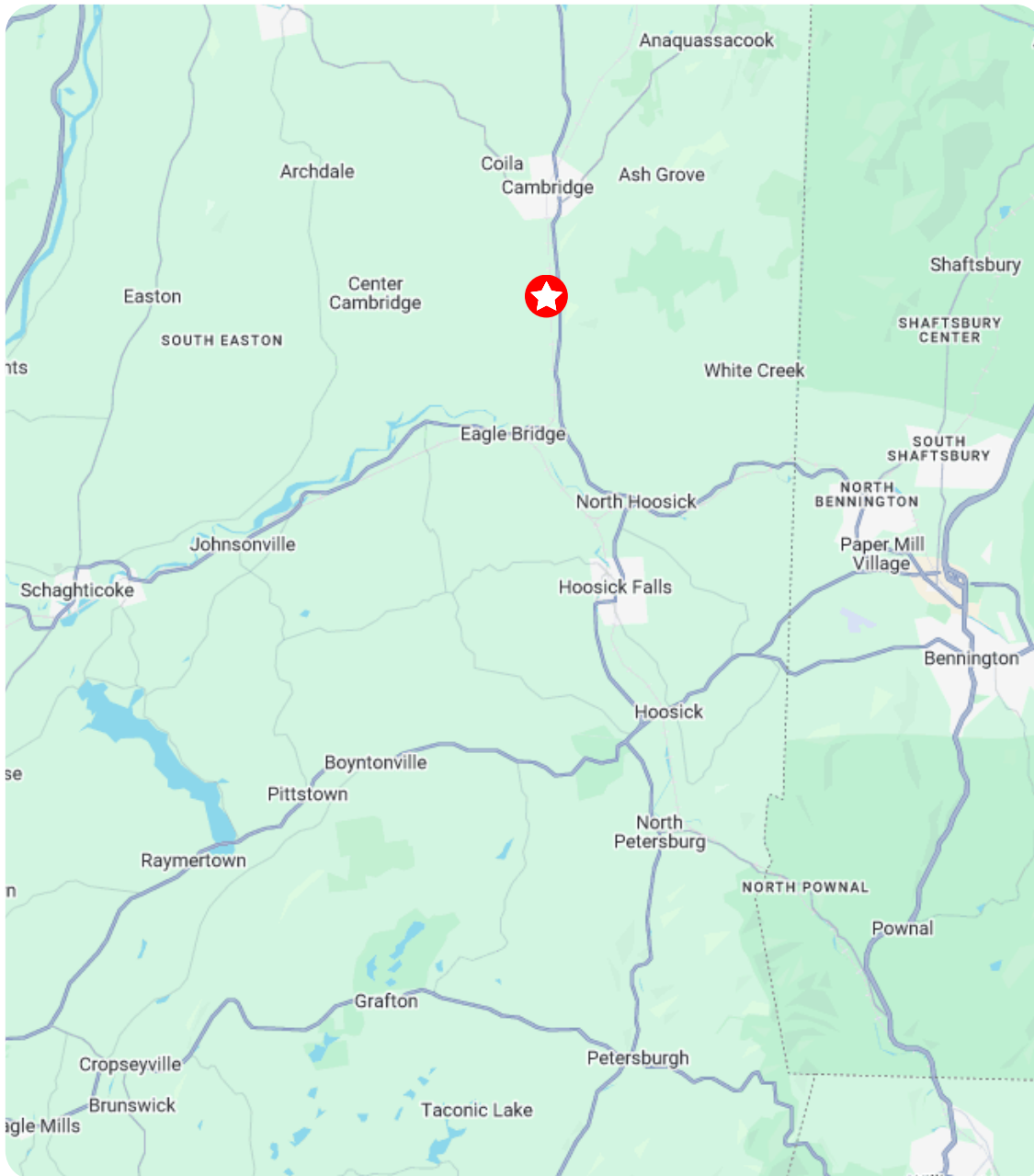








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For all real estate inquiries please
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