



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

FOR LEASE OR SALE

**51 OPUS BOULEVARD
ROTTERDAM, NY 12306**

31,302± SF

Warehouse Available in Prime Location

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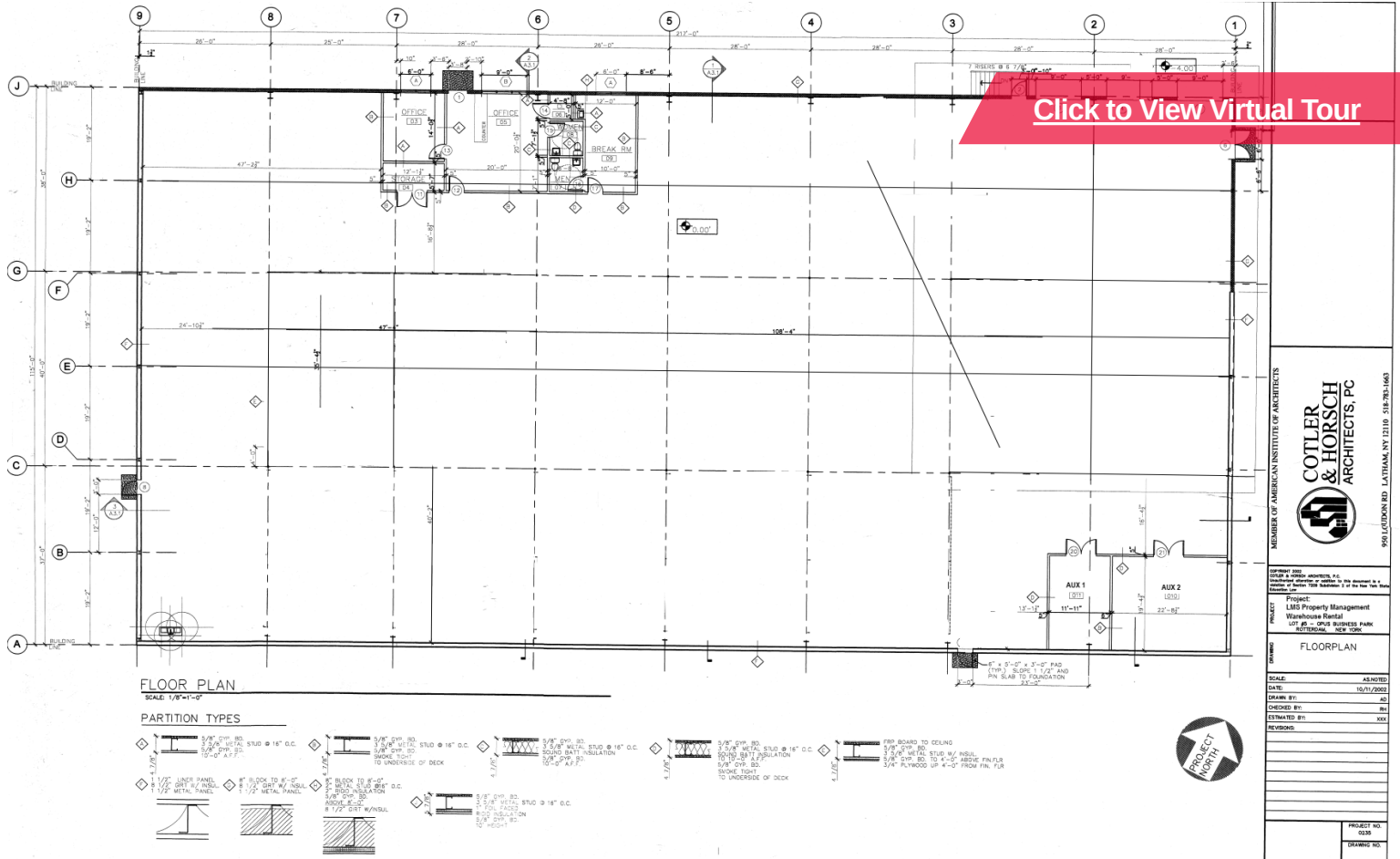
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51 OPUS BOULEVARD | ROTTERDAM, NY



Property Description

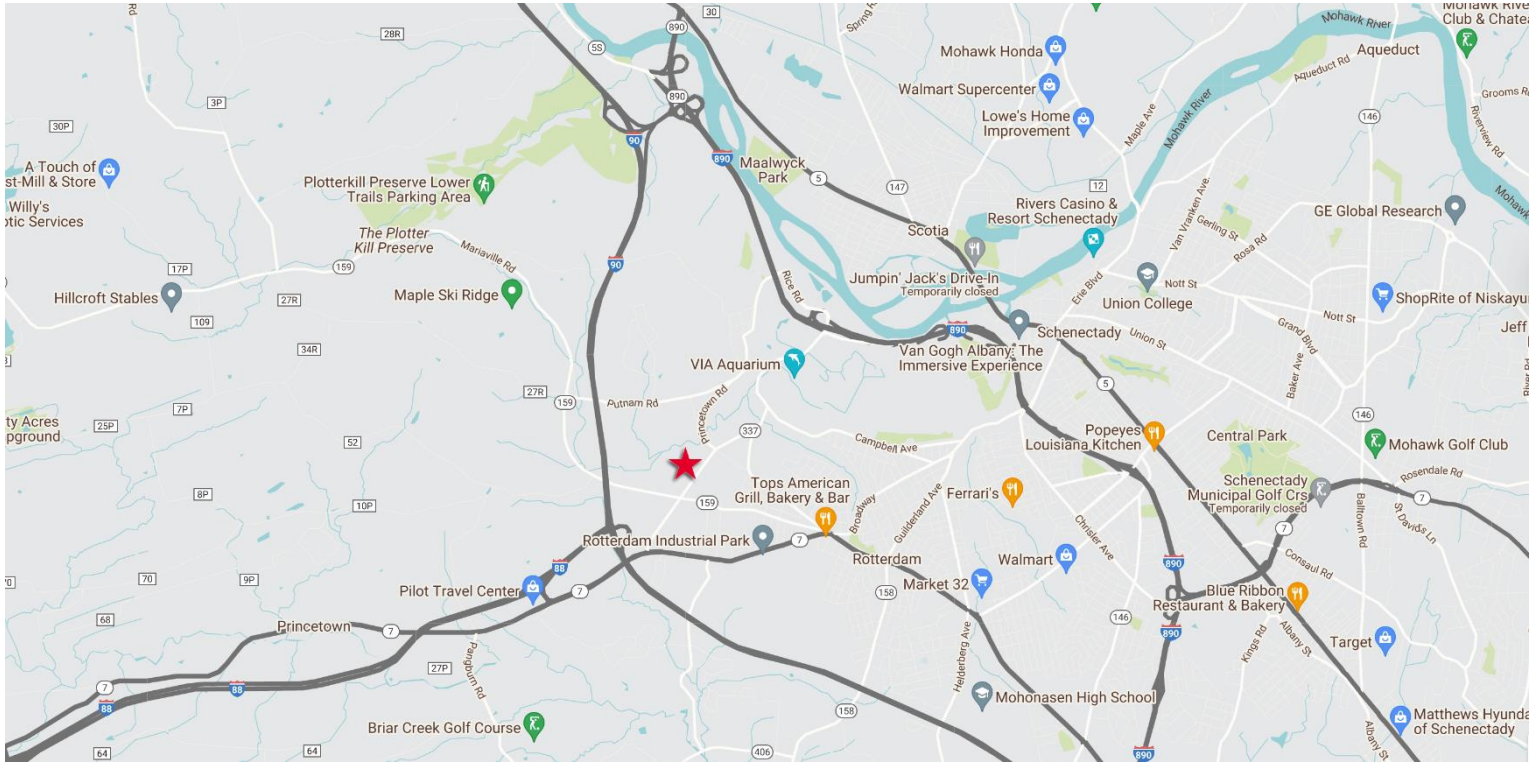
31,302± SF warehouse available for immediate lease or sale. Building consists of 29,282± SF warehouse and 2,020± SF office with 3 dock doors and 1 grade level door. 25'x25' column spacing with 18' clear height, newly remodeled mezzanine offices, and 800 AMP/480 Volt/3 Phase power on a 1.39± acre parcel. Conveniently located 1.25± miles from the intersection of the NYS Thruway (I-90) and I-88 and 2± miles from I-890.

Property Highlights

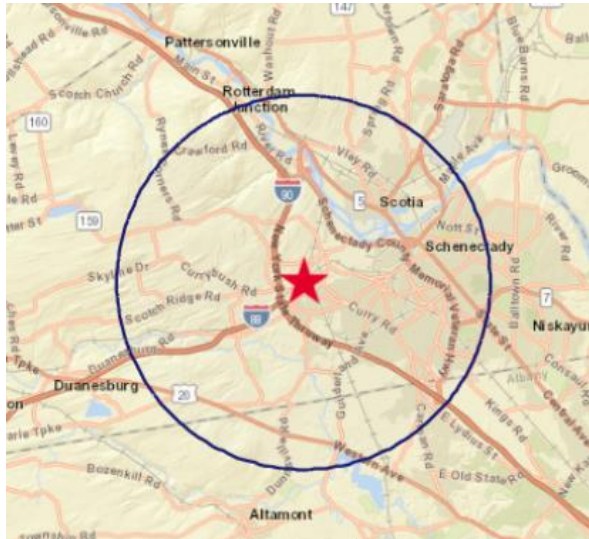
County	Schenectady	Lighting	LED Lighting Upgrades 2022
Year Built	2003	Signage	Building & Monument
Total Building SF	31,302± SF	Power	800 AMP/480 Volt/3 Phase
Office SF	2,020± SF	Dock Doors	3 w/ Levelers
Warehouse SF	29,282± SF	Grade Level Door	1
Floors	2	Clear Height	18' at eaves, 21' 10" to beam
Acres	1.39± Acres	Col. Spacing	25' x 25'
Zoning	Industrial	HVAC	Natural Gas - GFHA
Parking	20± Spaces	Construction	Masonry/Metal
Tax ID	48.13-2-46.1	Utility Providers	Municipal Water & Sewer

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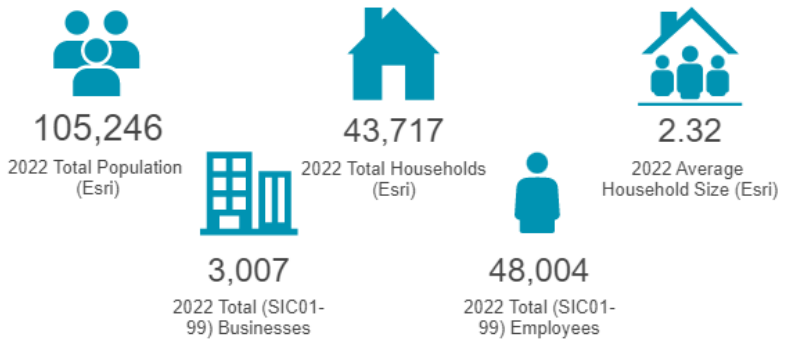
Demographics (Ring of 5 Miles)



Industrial Businesses

Company/Business Name	Employee Count	Direction	Distance
STARK INDUSTRIES	10	NE	3.3
P1 INDUSTRIES	10	E	3.5

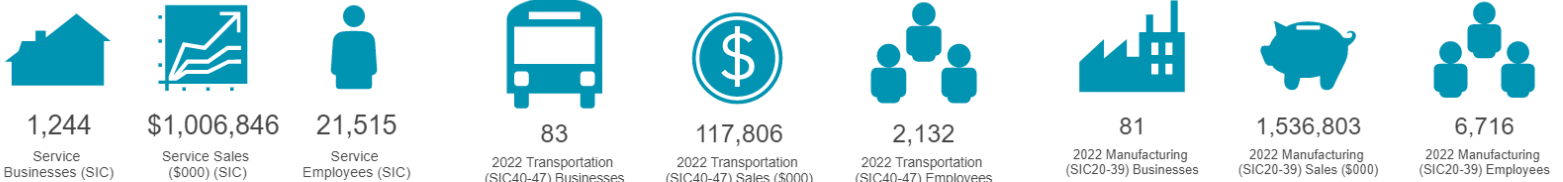
GENERAL DEMOGRAPHICS



SERVICES SUMMARY

TRANSPORTATION BUSINESS

MANUFACTURING

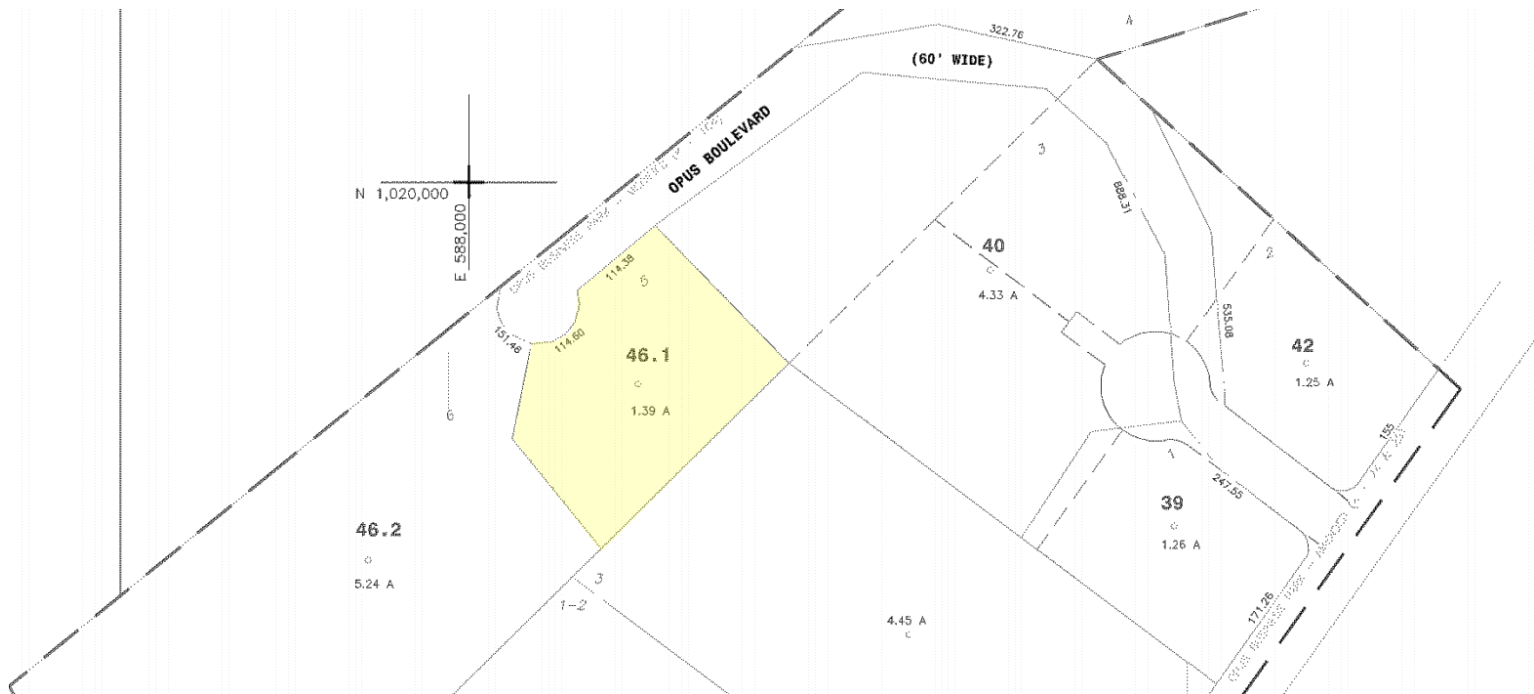


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