

**For Lease - 2392 Route 9 - Negotiable Price**  
**2392 Route 9, Mechanicville, New York 12118**



**Listing Contact - 1**



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**Cushman & Wakefield/Pyramid  
Brokerage Company**



**Description**

Industrial building with heavy power and frontage with existing monument sign on Route 9 immediately available. Ideal for Light Manufacturing/Flex users. • (4) Loading Docks • (2) Grade Level Doors • Partially Sprinklered • Pneumatic air and electrical drops throughout • Office area with cafeteria/training room and restrooms with 4 shower stalls • Conveniently located 1 mile from Exit 12 of I-87 (Adirondack Northway) in the Town of Malta Cushman & Wakefield | Pyramid Brokerage Company Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As appli...

Basic Information	
Price:	Negotiable
Property Type:	Industrial/Wareho use
Property Subtype:	Flex Space
Available Space:	27068.0 SF
Total Building:	27,068 SF
Lot Size:	2.23 Acres
REB Listing ID:	COM680

Details			
Listing Details		Structure Details	
Lot Size:	2.23 Acres	Stories:	1
Ceiling Height:	24 Feet	Loading Docks:	4
Parking Spaces:	36	Overhead Doors:	2
Zoning:	PDD with C-2 Overlay	Power Volts:	480
		Power Phase:	3
		Roof:	Rubber
		Sanitary System:	Sewer
		Water:	Public

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