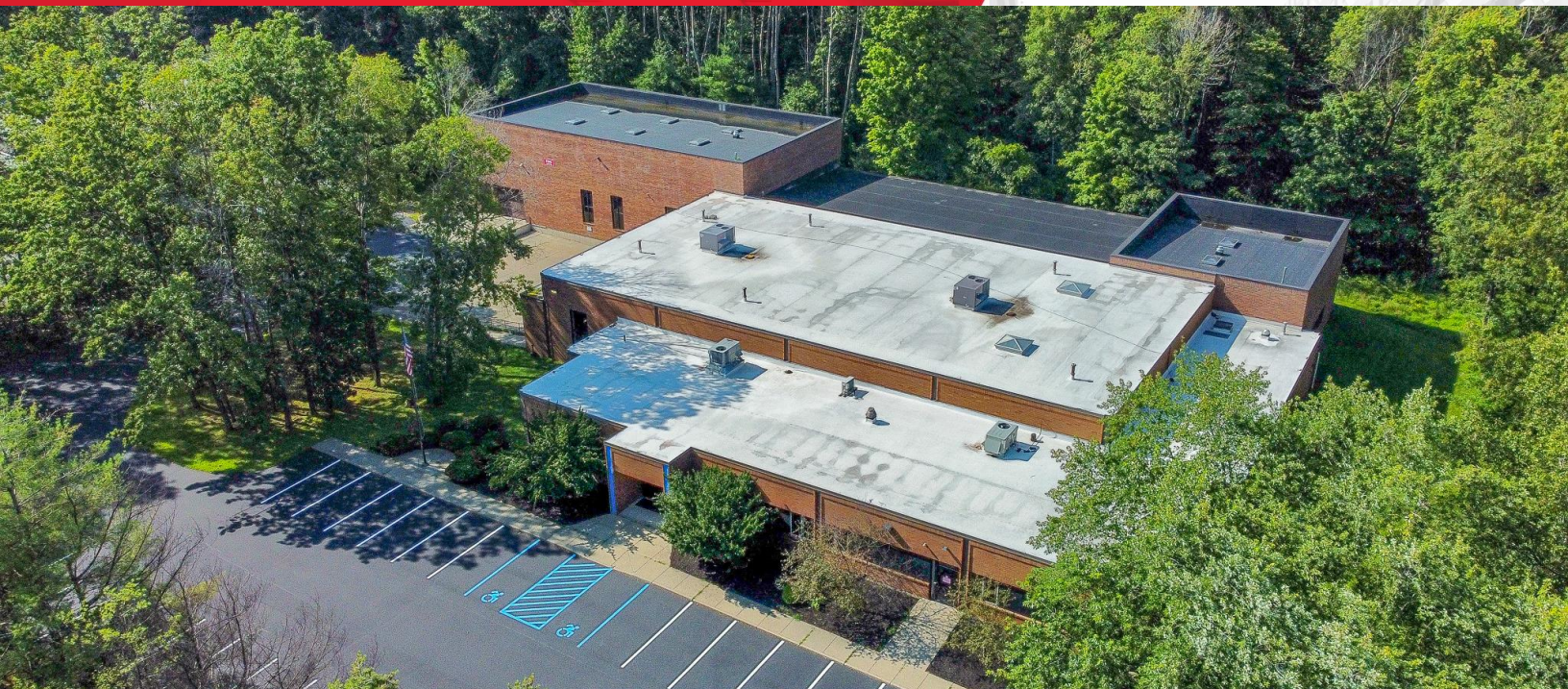


FOR LEASE

2392 ROUTE 9

MECHANICVILLE, NY 12118



27,068± SF

Property Highlights

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

Virtual Tour

<https://kuula.co/share/collection/7FqHD?logo=1&info=0&logosize=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3>

Contact

JEFFREY D'AMORE, SIOR
Executive Director
Real Estate Broker
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jdamore@pyramidbrokerage.com

Demographic	1 Mile	3 Miles	5 Miles
Population	3,673	18,243	39,543
Households	1,908	8,441	17,049
Average H.H. Income	\$111,068	\$123,913	\$130,706
Total Employees	1,617	6,843	15,248
Total Businesses	129	468	1,277

Source: ESRI 2023

Traffic Counts	
Adirondack Northway & Dunning St	75,737 AADT
US Hwy 9 & Hwy 67	10,570 AADT

Source: NYS DOT 2023

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Latham, New York 12110
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2392 Route 9 | Mechanicville, NY



Property Highlights

County	Saratoga	Loading Docks	4
Total Building SF	27,068± SF	Grade Level Doors	2
Available SF	27,068± SF	Roof	EPDM - Rubber
Warehouse SF	24,903± SF	Column Spacing	Clear Span & 40' X 40'
Office SF	2,165± SF	Zoning	PDD with C-2 Overlay
Land Area	2.23± acres	Sprinklered	Partial
Parking	36± Spaces	Lighting	LED
Clear Height	14'-24'8"	Electrical	480 Volt 3 Phase
Tax ID	240.-2-1.2	Gas & Electric	National Grid
Floors	1	Utilities	Municipal Water & Sewer

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2392 Route 9 | Mechanicville, NY



2392 Route 9 Mechanicville, NY 12118-3088

DRAWN BY: Glen Dautinger	TITLE: AS BUILT PLANS
DATE: 3/18/2015	FILE: 20150_0448_VV_AirBiltPlans_20150318.dwg

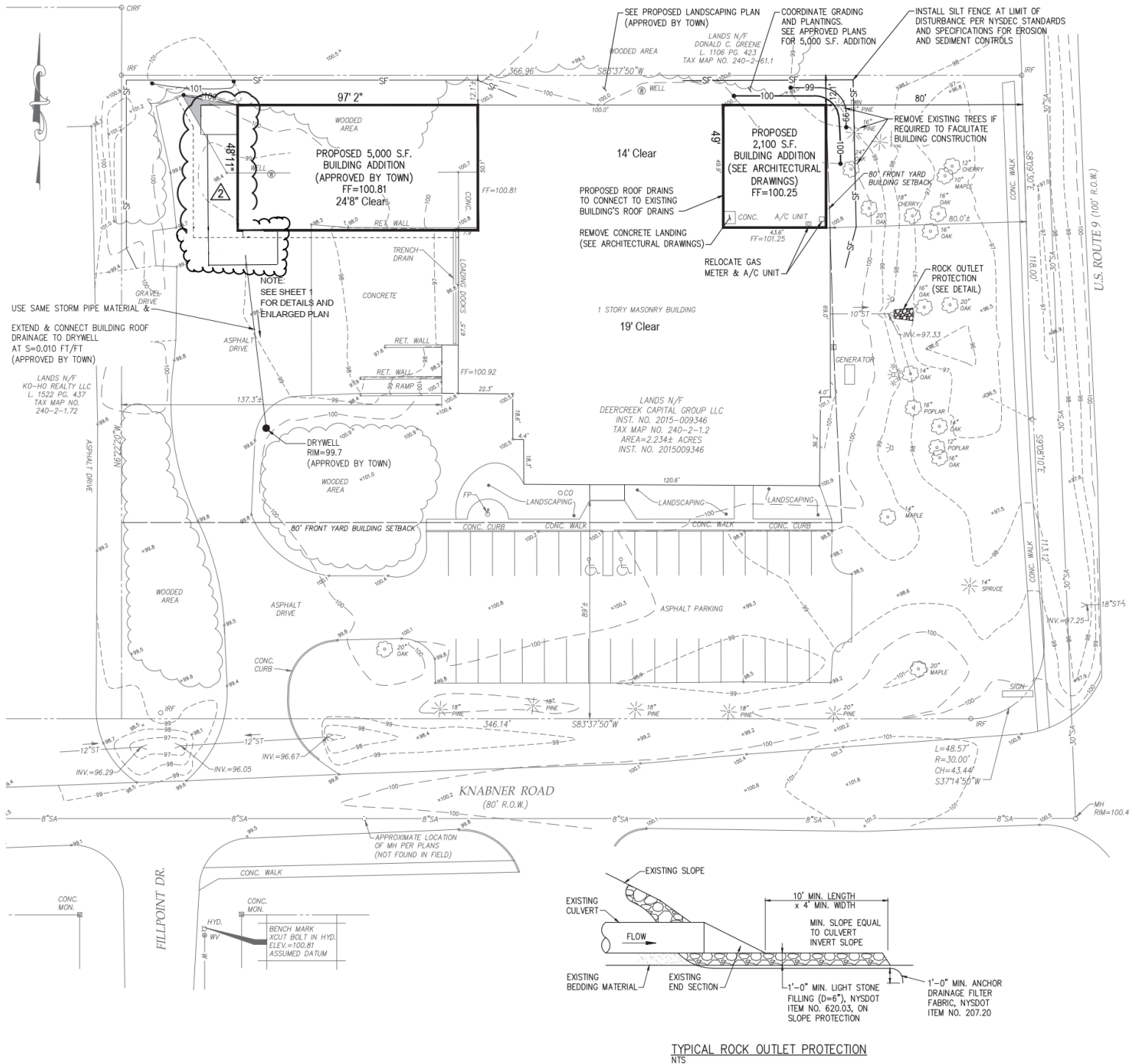


Approximate plot lines; subject to verification of survey

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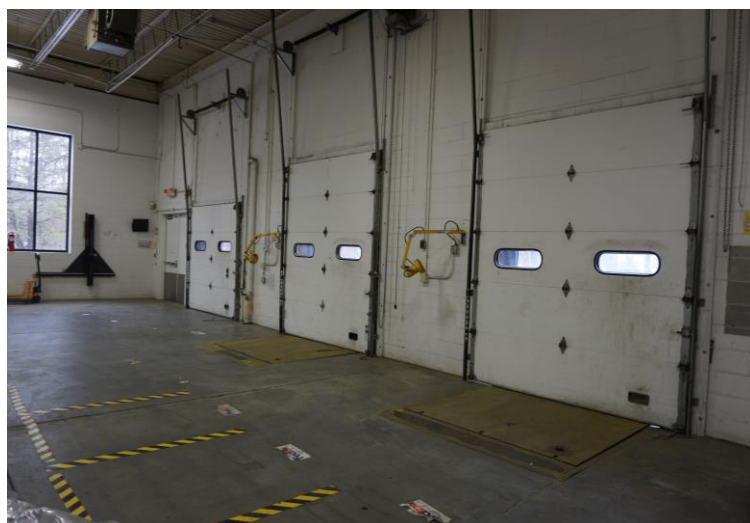
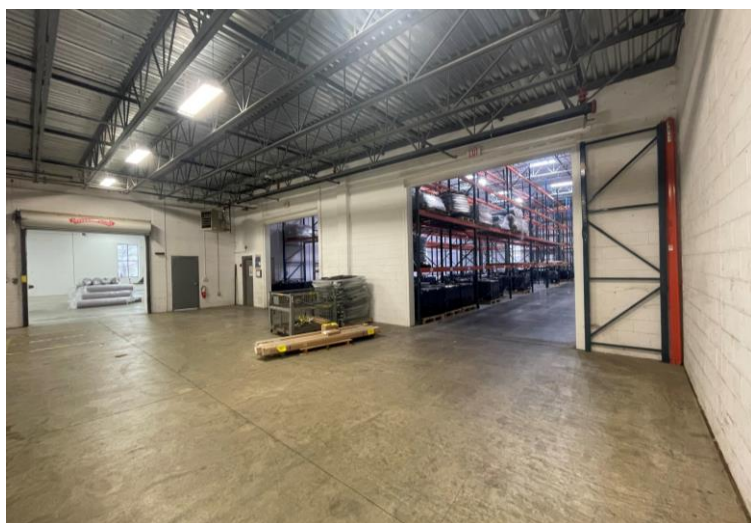
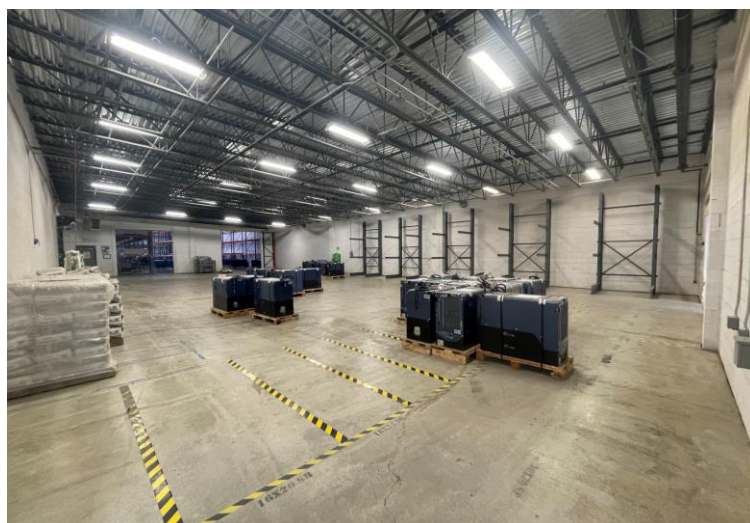
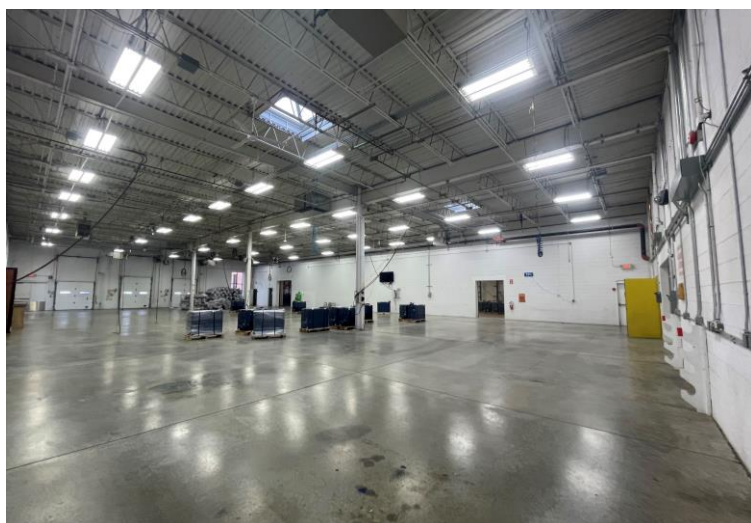
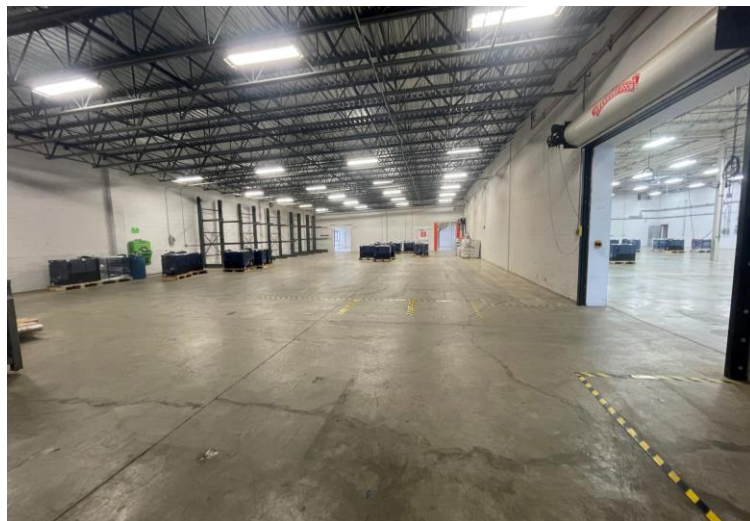
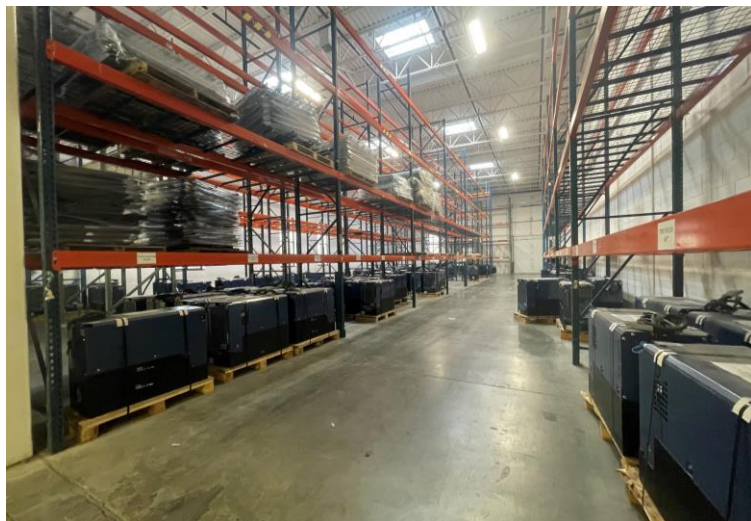
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2392 Route 9 | Mechanicville, NY



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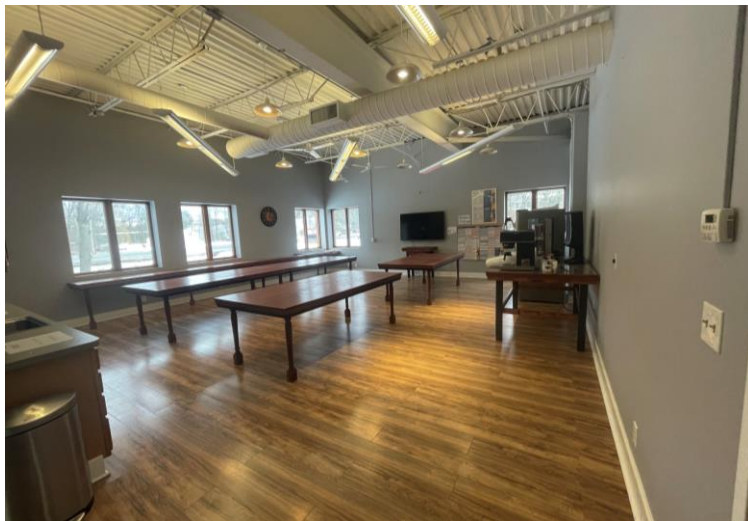
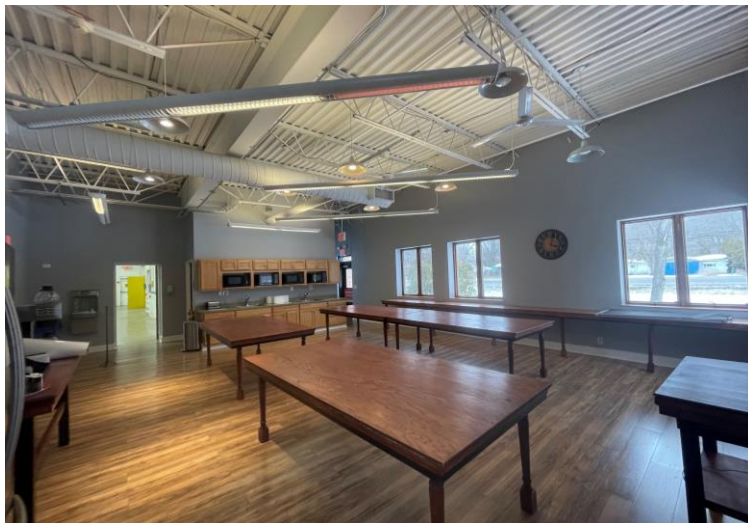


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