



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**



**FOR SALE
OR LEASE**

**93 WEST CAMPBELL RD
ROTTERDAM, NY 12306**

86,479± SF

**RETAIL BOX
AVAILABLE**

JEFFREY D'AMORE
Executive Director
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93 West Campbell Rd

Rotterdam, NY



86,479± SF

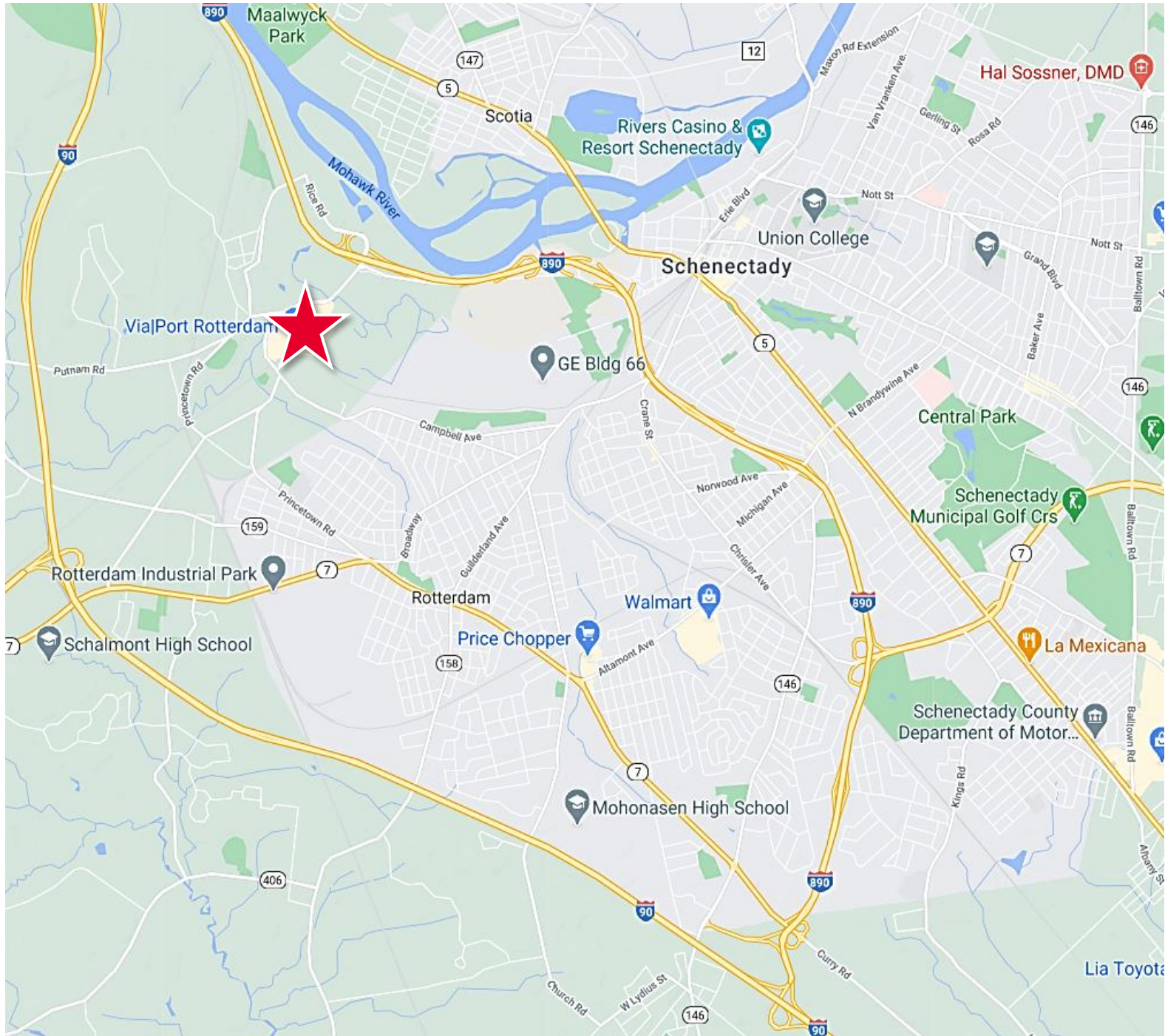
Property Highlights

- Available for immediate sale or lease
- Excellent opportunity for large users and ideal for retail, medical, office, technology user, data centers, or warehouse
- Fully Sprinklered with ample 3 phase power
- 11' 11.5" to existing drop ceiling, 16' 4" to beam, and 18' 5" to roof deck
- Zoned General Industrial (I-2)
- Great visibility from West Campbell Road and access to I-890 and I-90 (NYS Thruway)
- Less than 3.5 miles from Rivers Casino and The Mohawk Harbor
- Attached to Viaport Rotterdam, the premier shopping and entertainment destination that has undergone a \$10 million restoration project. Viaport contains a 25,000± SF aquarium and a 30,000± family entertainment center with an arcade, full bar and restaurant.
- Mall Retailers include Via Aquarium, The Local, Ninety-Nine Restaurant, and Rotterdam Cinemas

Demographic	1 Mile	3 Miles	5 Miles
Population	3,455	61,310	125,566
Households	1,641	25,850	52,674
Average H.H. Income	\$87,910	\$77,036	\$86,352
Daytime Employees	850	30,836	56,518
Source:	ESRI		
Traffic Counts			
West Campbell Rd	20,528 AADT		
I-890	15,020 AADT		
Source:	NYS DOT		

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For additional information, please contact:



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