



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**



**FOR  
LEASE**

**128 PARK DRIVE  
FULTONVILLE, NY 12072**

**36,000± SF**

**New Construction Warehouse  
Available Immediately**

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**FOR LEASE**

**128 Park Drive | Fultonville, NY**



## Property Description

54,000± new construction warehouse with 28' clear height, ESFR sprinklers, 10 dock doors, and 2 grade level doors. Conveniently located off Exit 28 of the NYS Thruway (I-90). Please contact Jeffrey D'Amore at (518) 954-9160 for more information.

### Property Video:

<https://youtu.be/JJwZntH3URo>

### Virtual Tour:

<https://kuula.co/share/collection/7F1c2?logo=1&info=0&logosize=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3>

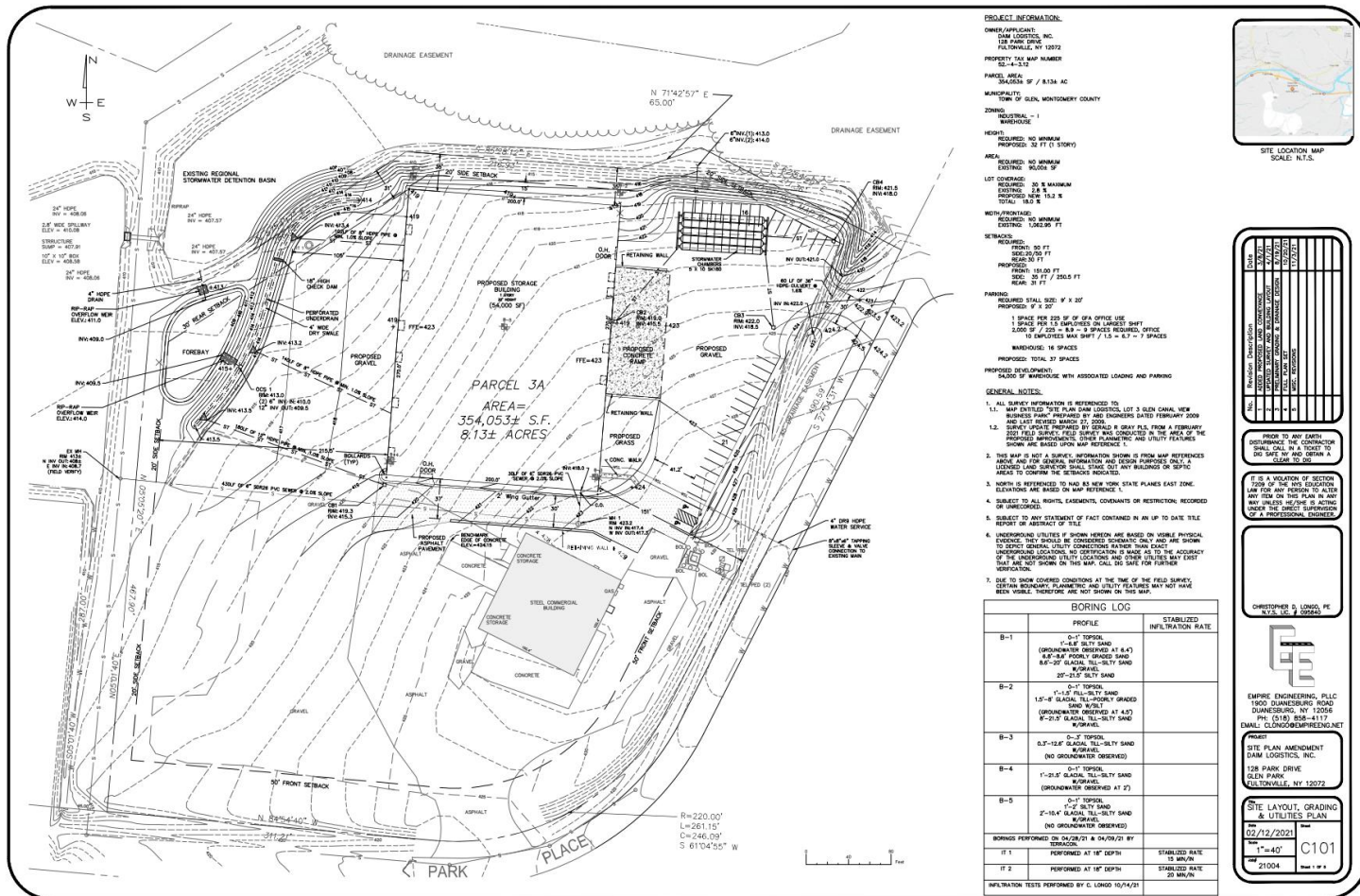
## Property Highlights

|                   |                                                      |                |                                 |
|-------------------|------------------------------------------------------|----------------|---------------------------------|
| County            | Montgomery                                           | Zoning         | Commercial                      |
| Total Building SF | 54,000± SF                                           | Parking        | 50± Spaces                      |
| Min. Divisible    | 10,000± SF                                           | Drive-In Doors | 2 (12' x 14')                   |
| Clear Height      | 28'                                                  | Sprinklers     | ESFR                            |
| Column Spacing    | 30' x 66'                                            | Roof           | Metal                           |
| Term              | 5-10 Years                                           | Construction   | PEMB                            |
| Tax ID #          | 52.-4-3.12                                           | Power          | 480 Volts 320 Amp 3 Phase       |
| Dock Doors        | 6 (9' x 10') – West Side<br>4 (8' x 10') – East Side | Utilities      | Municipal Water & Sewer<br>GFHA |



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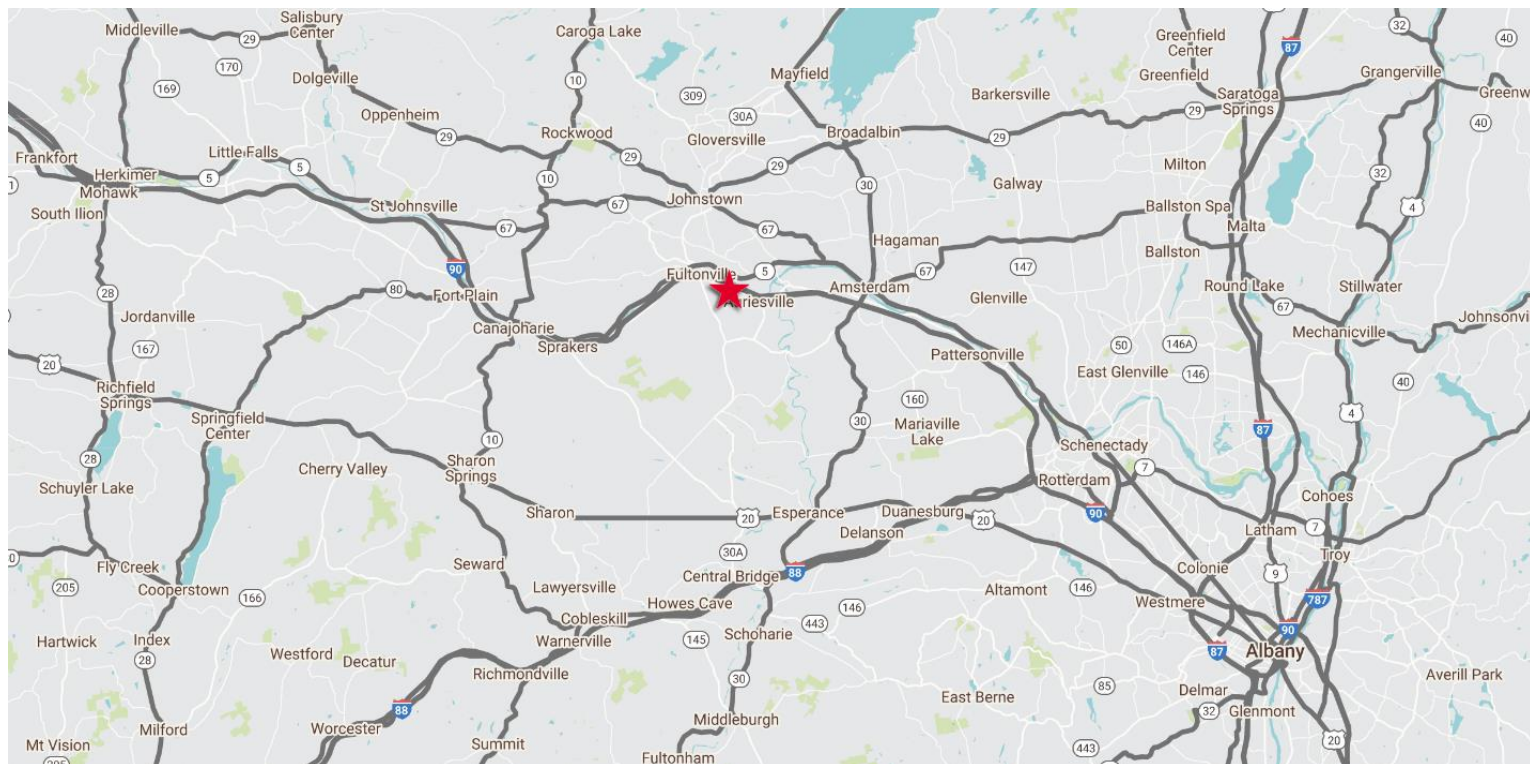
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| Demographics                  | 0-1 Mile | 0-3 Miles | 0-5 Miles |
|-------------------------------|----------|-----------|-----------|
| Population                    | 196      | 3,347     | 10,096    |
| Households                    | 37       | 1,324     | 3,940     |
| Families                      | 26       | 873       | 2,567     |
| Average Household Size        | 4.86     | 2.45      | 2.43      |
| Owner Occupied Housing Units  | 29       | 1,054     | 3,042     |
| Renter Occupied Housing Units | 1,571    | 4,193     | 8,031     |
| Median Age                    | 8        | 270       | 898       |
| Median Household Income       | \$60,207 | \$70,510  | \$67,688  |
| Average Household Income      | \$77,691 | \$88,379  | \$88,600  |

| Business Summary                                              | 0-1 Mile | 0-3 Miles | 0-5 Miles |
|---------------------------------------------------------------|----------|-----------|-----------|
| Total Businesses                                              | 28       | 221       | 429       |
| Total Employees                                               | 394      | 2,804     | 6,551     |
| Employee/Residential<br>Population Ratio (per 100 residents): | 201      | 84        | 65        |

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