



\$3,700,000

9564 ROUTE 9W, ATHENS, NY 12015

<https://naiplatform.com>



James "Jay" Verro, CCIM



Cory Tyksinski

Basics



MLS Number: 202600657

Listing Category: Industrial/Warehouse

Zoning: LI-1

Ceiling Height: 34

Available SF: 20,808

Available Office SF: 300

Year built: 2015

Directions: NYS Thruway to Exit to Exit 21B (Coxsackie), turn left and head South on Rt 9W for approx. 8 miles to 9564 on the left

Address: 9564 Route 9W, Athens, NY 12015

Listing Type: For Sale

Stories: 2

Parking Spaces: 100

Available Warehouse SF: 17,808

Lot size, acres: 31 acres

Road Frontage: 1476

Date added: Added 13 hours ago

Important Links

Property Website: Array

Related Property 2: Array

Related Property 1: Array

Description

Property Description: Not your ordinary light industrial property! This 11 year new, architecturally attractive building with high end finishes features 2 stories of office, showroom and meeting spaces, accessible restrooms, kitchen, storage, etc. Warehouse is high bay, 34'h, high capacity concrete floors, clear span space with three sides of 16'h overhead doors, shop bathroom and breakroom, separate entry into warehouse area for truck drivers and shop workers . Offices are heated and cooled. Warehouse area has radiant heat in floors. Surrounded by 15+ acres of level, gravel lay down yard, and excess land for expansion on this 31 acre parcel. A must see to really be fully appreciated. LBO to be present for all showings.

