

FOR SALE: 9564 ROUTE 9W, ATHENS, NY 12015

Must See Industrial Property - \$3,700,000



Property Overview

This is a rare opportunity to acquire a premier industrial property that offers a combination of executive-quality office, high-performance warehouse and significant room for growth. Situated on 31 acres, the property is surrounded by more than 15 acres of level gravel laydown yard, providing exceptional outdoor storage, fleet parking and operational flexibility, with abundant excess land available for future expansion. The building features two levels of high-quality office, showroom, and meeting space with premium finishes, a kitchen, accessible restrooms and ample storage. The warehouse (approx. 17,808 SF) is designed for maximum efficiency with 34' clear height, clear-span construction, high-capacity concrete floors, radiant in-floor heat and 16' OHDs on 3 sides. Additional amenities include a dedicated warehouse entrance for truck drivers and shop personnel, along with a shop restroom and breakroom. Office (approx. 3,000 SF) is fully heated & air conditioned for year-round comfort.



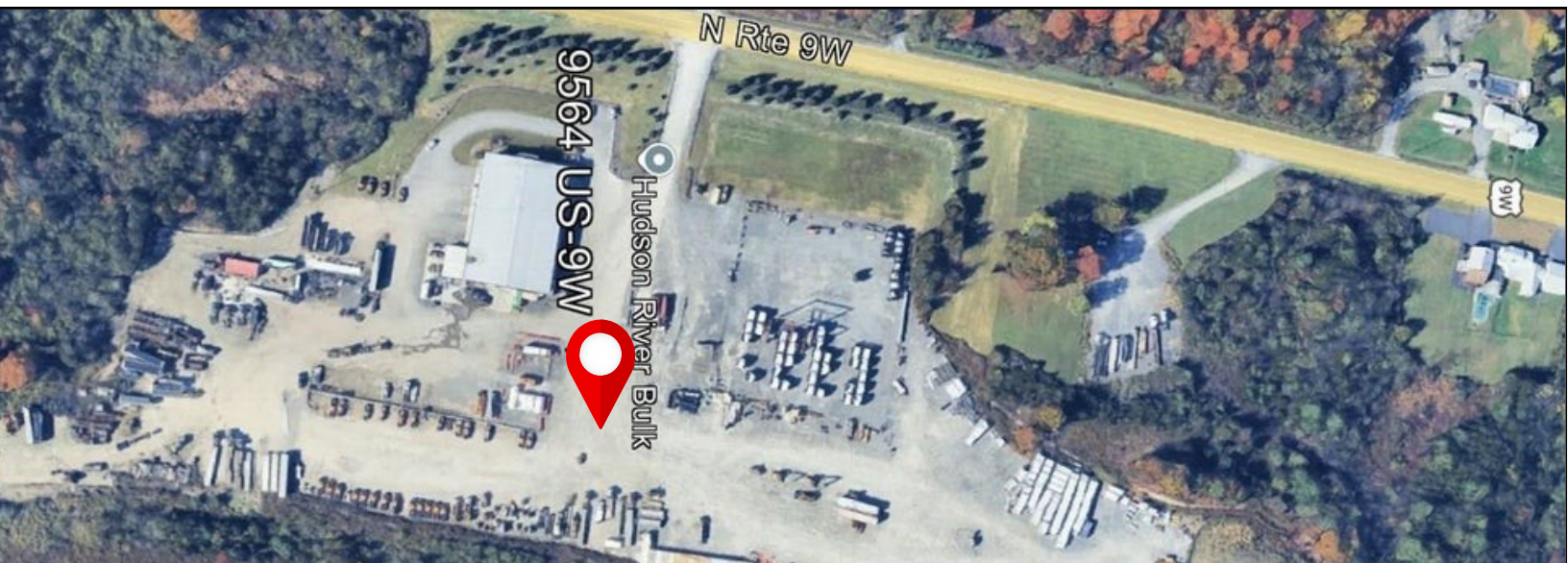
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