

**FOR
LEASE
-OR-
SALE**

0 SETTLES HILL RD

DUANESBURG, NY 12056

INDUSTRIAL VACANT LAND



BUILD-TO-SUIT INDUSTRIAL WAREHOUSE

+/-25,000 SF TO +/-220,000 SF

+/-38.69 ACRES OVER TWO PARCELS

PARCEL A: +/-9.13 ACRES

PARCEL B: +/-29.56 ACRES

COMMERCIAL INDUSTRIAL (C-1) ZONING

GREAT LOCATION ONLY MINUTES FROM NYS I-88 / I-90

MUNICIPAL WATER AT THE STREET

PRIVATE SEPTIC TO BE BROUGHT IN

WILL SUB-DIVIDE

FOR LEASE @ \$9.00 PSF NNN

NETS ESTIMATED AT +/- \$1.85 PSF

FOR SALE @ \$50,000 PER ACRE

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



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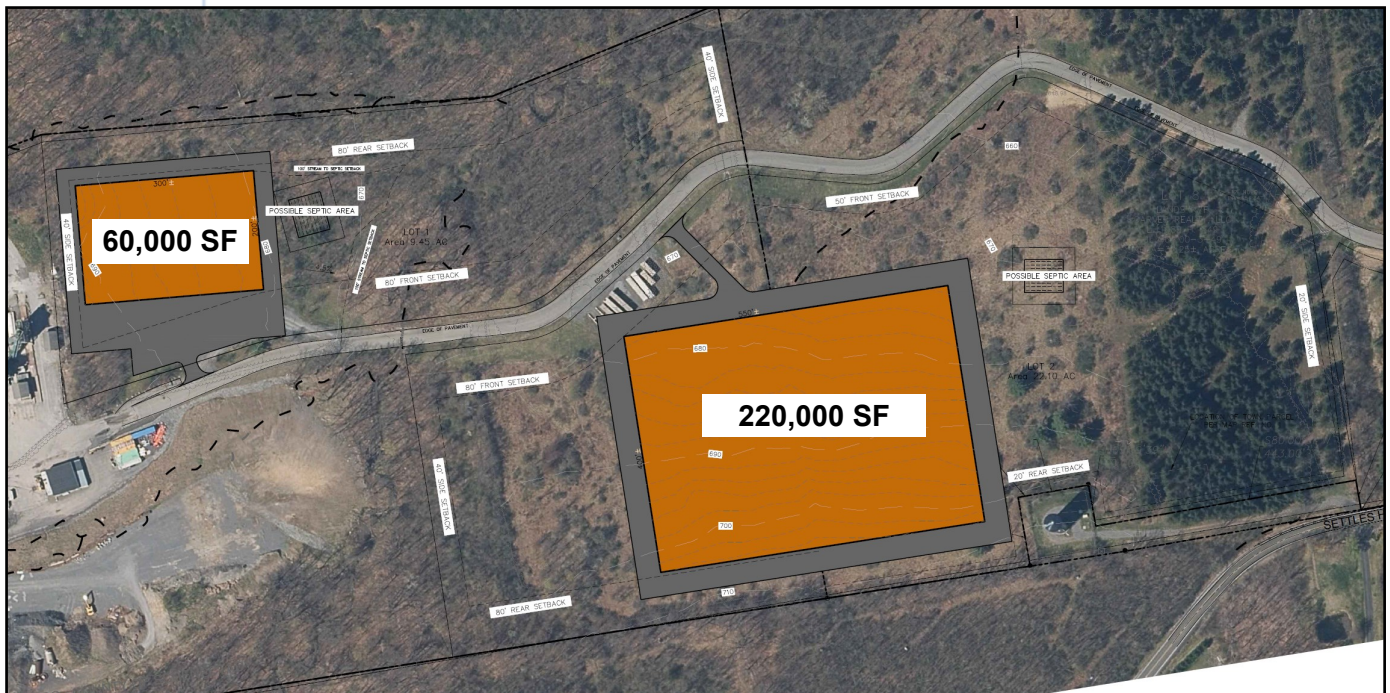
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CONCEPT
PLAN



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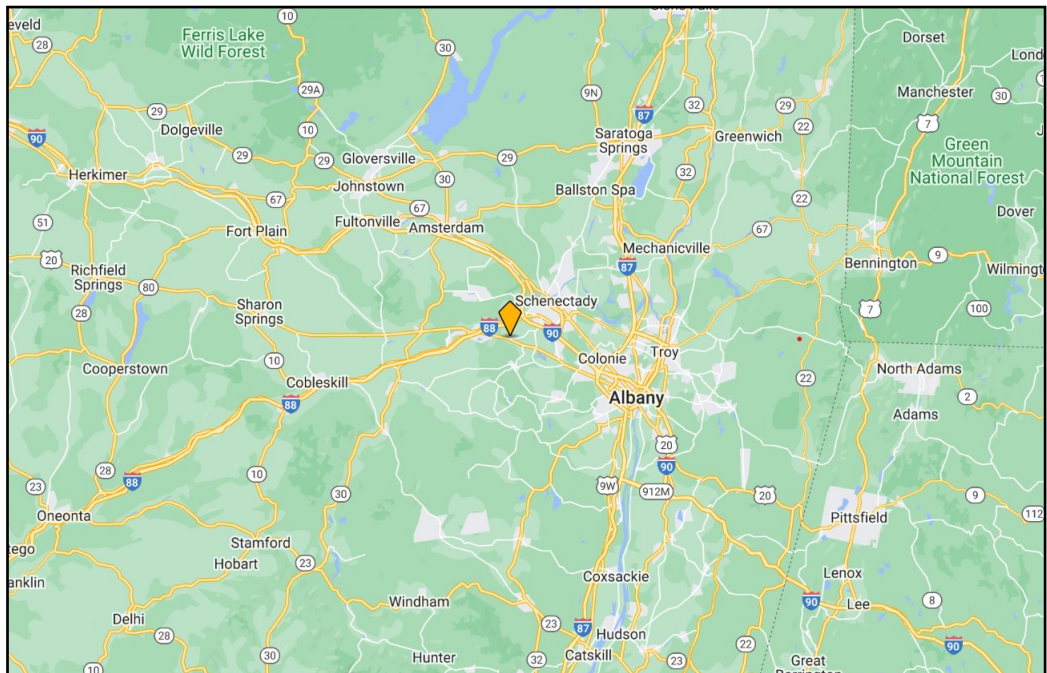
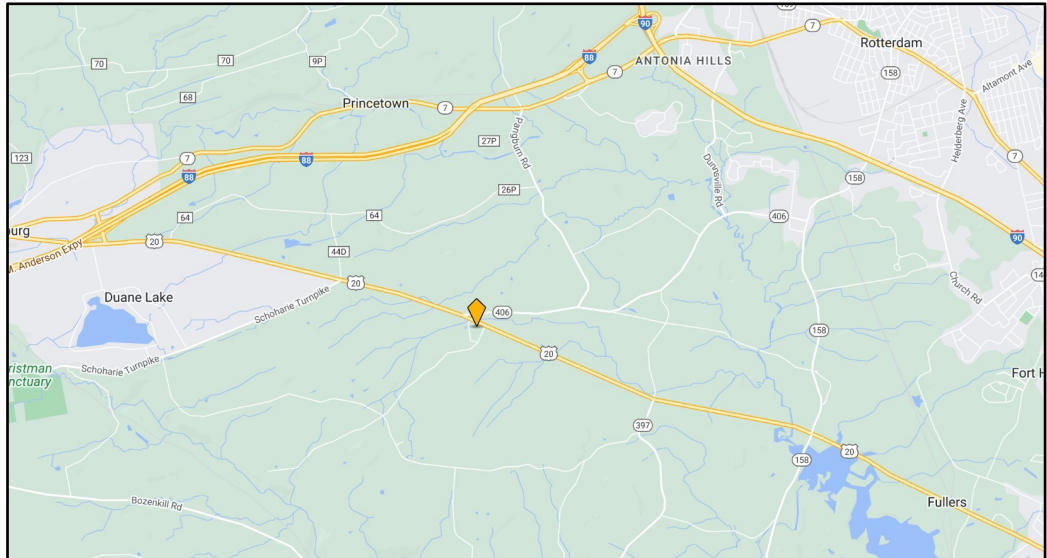
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LOCATION



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PARCEL
MAP



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AERIAL
VIEW



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	1,381	26,544	184,548
2022 Population	1,344	27,179	185,991

Households

	2 mile	5 mile	10 mile
2010 Households	546	10,898	75,928
2022 Households	531	11,151	76,531

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$113,743	\$94,709	\$92,586
Median Household Income	\$93,023	\$76,145	\$71,278

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$269,117	\$211,288	\$202,648
Median Year Built	1972	1961	1955

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