

**FOR
LEASE**

218 RIVERSIDE DRIVE

FULTONVILLE, NY 12072

INDUSTRIAL BUILD-TO-SUIT



+/-60,000 SF AND +/-120,000 SF PERMITTED PADS

WILL BUILD-TO-SUIT

+/-19.7 ACRE SITE

OVER 1,100 FEET OF NYS I-90 THRUWAY FRONTAGE

SECONDS FROM NYS I-90 ON/OFF RAMP

+/-12 ACRES ACROSS THE STREET PERMITTED FOR STAGING YARD

MUNICIPAL WATER & SEWER

FULLY PERMITTED FOR QUICK DELIVERY

FOR LEASE @ \$9.00 PSF NNN

NETS ESTIMATED AT +/- \$1.85 PSF

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM

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

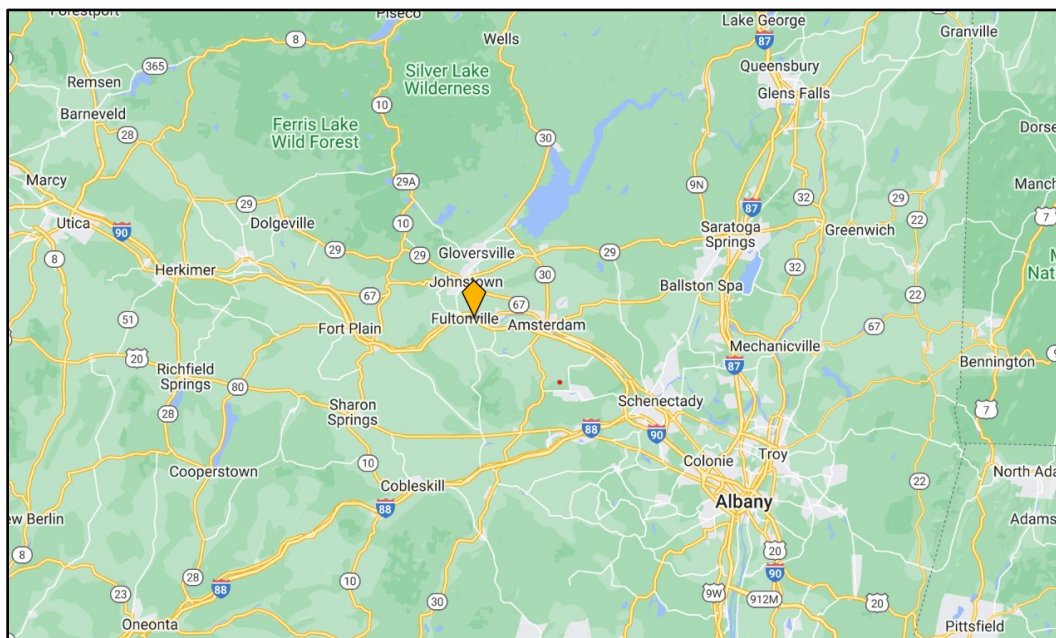
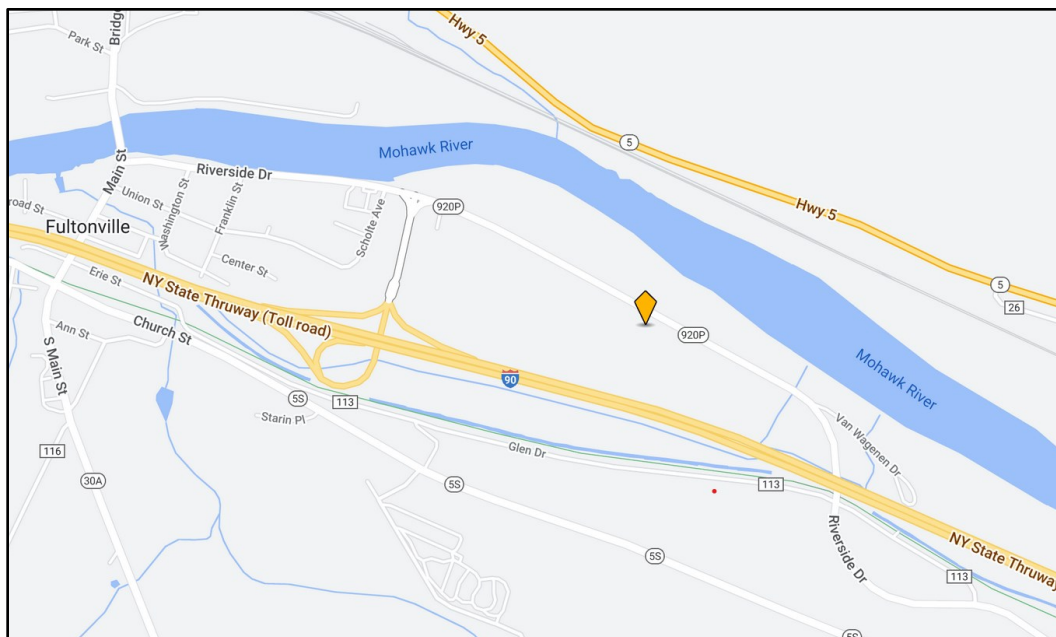


Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

218 RIVERSIDE DRIVE
FULTONVILLE, NY 12072

LOCATION



Carrow

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NEARBY
AMENITIES



AERIAL
VIEW



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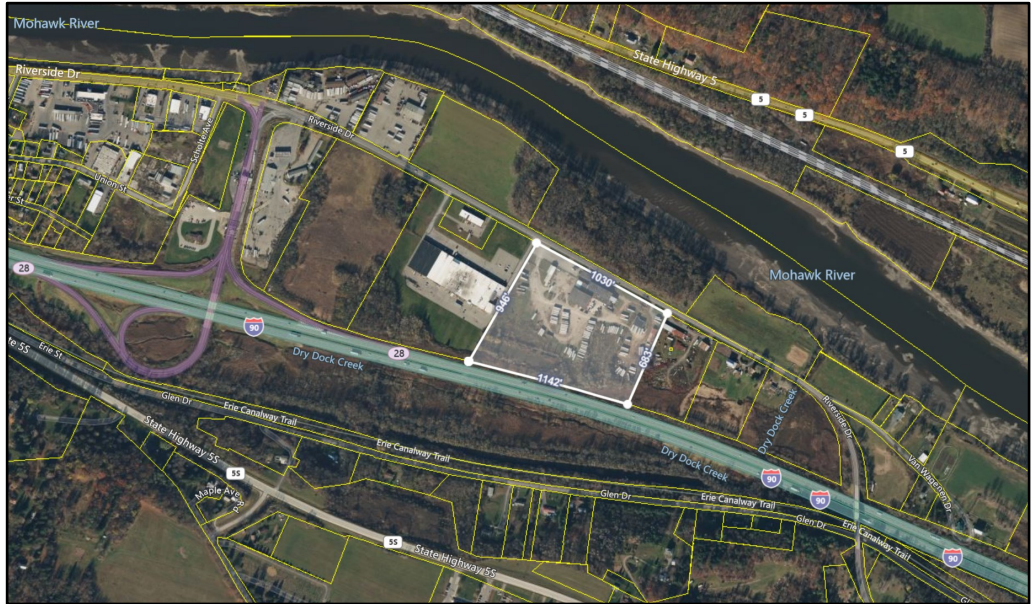
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PARCEL
MAP



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	2,314	15,081	68,884
2022 Population	2,239	13,986	65,282

Households

	2 mile	5 mile	10 mile
2010 Households	866	5,910	28,017
2022 Households	836	5,460	26,533

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$76,384	\$73,237	\$63,551
Median Household Income	\$64,687	\$59,712	\$49,032

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$108,846	\$127,543	\$111,290
Median Year Built	1948	1948	1947

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