

## Speculative Development



# SCHODACK

### Price

- \$4.50 Per square foot NNN
- Additional economic incentives available

### Parcel Size

- 73± total acres
- Various pads available to suit user requirements

### Building Size

- Buildings ranging from 150,000 square feet up to 900,000+ square feet in a single foot print

### Building Specifications

- 32+ Foot clear ceiling eights
- 50 x 50 ft. or greater column spacing
- ESFR fire sprinkler system
- Tilt wall concrete exterior construction
- Complete building specifications available upon request

### Time Line

- The town of schodack has worked expeditiously with other nearby sales and distribution center in approving allowable uses in 4-6 months

### Public Utilities

- 12" water main at US Route 9
- 800,000 gallons per day available with the potential expansion up to 1,500,000 gallons per day

### Distance to Highway

- 1 Mile to I-90 Exit 11
- 2 Miles to I-90 Exit 12 / B1 interchange with Berkshire Spur
- Portion of site offers highway visibility as indicated on the enclosed concept plan

### Local Amenities

As indicated on the enclosed aerial map, this site offers all basic amenities distribution users may require. Pilot Travel Center provides a full-service travel center. Dunkin Donuts and the Schodack Diner offer two local food establishments and Truist Bank offers a local financial institution.



**1813 U.S. 9  
Castleton-on-Hudson, NY 12033  
United States**

**MSA: Albany  
TYPE: Speculative Development**



**SCANNELL**  
PROPERTIES

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Indianapolis, IN 46240

**For more information about this property, contact Scannell.**

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