

1932 BERNE ALTAMONT RD

Knox, NY 12009

FOR LEASE | INDUSTRIAL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,936 SF
Lease Rate:	\$5,200.00 per month (Gross)
Lot Size:	4.0 Acres
Year Built:	1980
Building Size:	3,936 SF
Submarket:	Altamont

PROPERTY OVERVIEW

Incredible Opportunity on Route 156! Unlock the potential of this versatile 3,936 SF Flex Space + Office Suite, on Berne Altamont Road in Knox, NY. Featuring five drive-in grade doors, this property is ideal for contractors, service businesses, or anyone in need of flexible workspace. Situated on 4 expansive acres, the site offers outstanding yard storage directly behind the building. Don't miss your chance to secure this rare find! For more information or to schedule a showing, contact the listing broker today.

PROPERTY HIGHLIGHTS

- Fully Built out Office Suite
- Easy Access
- 5 At Grade Doors
- Yard Storage

Christopher Farrell

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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LOCATION MAP



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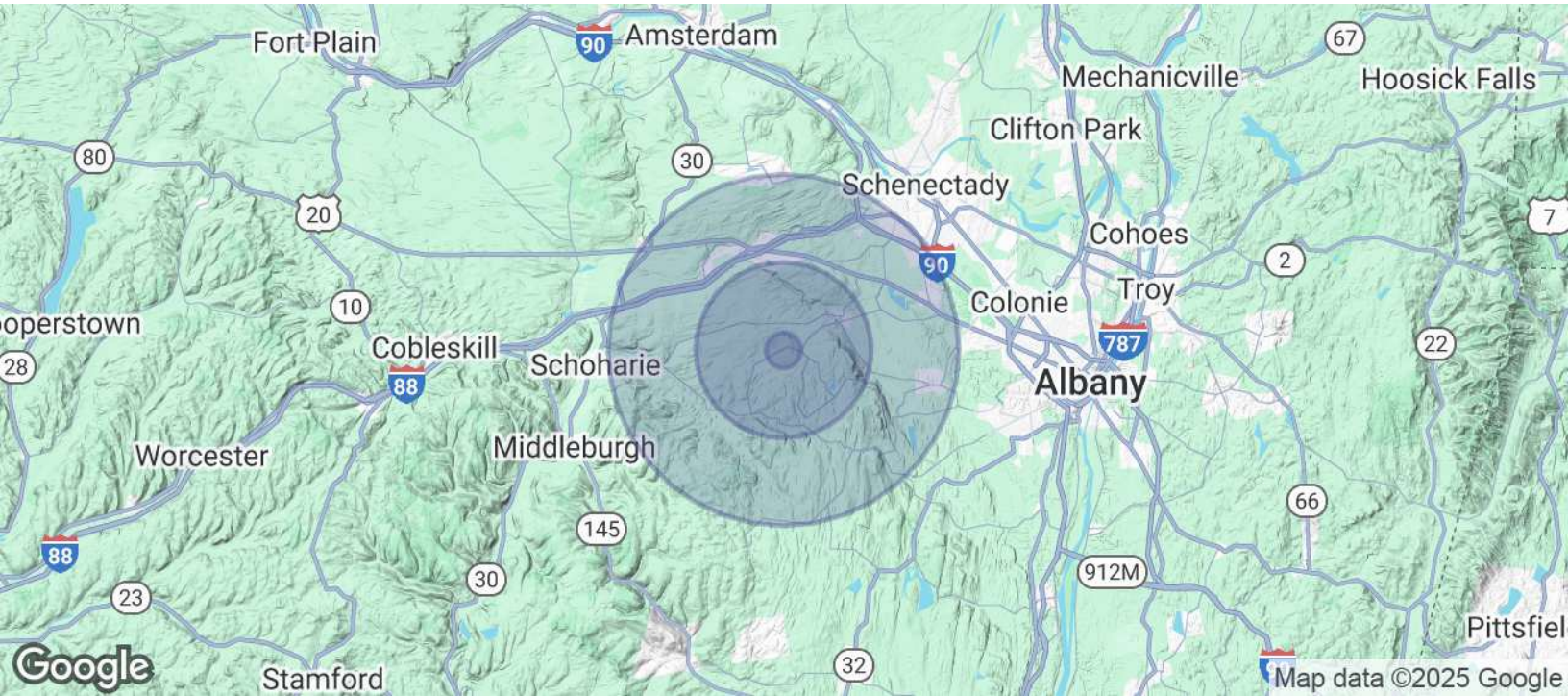
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	220	7,226	53,193
Average Age	50.9	45.1	43.3
Average Age (Male)	48.3	44.2	42.1
Average Age (Female)	52.0	46.4	44.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	91	3,130	22,587
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$99,248	\$93,548	\$96,370
Average House Value	\$254,122	\$251,271	\$250,796

2020 American Community Survey (ACS)

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