



**FOR LEASE**

**200,000 ± SF**

**EXCLUSIVE CONTACT**

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40 British American Blvd  
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**INDUSTRIAL SPACE  
AVAILABLE**



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**Property Highlights**

200,000± SF main building plus several free-standing buildings on 48.9± acres. Just off Route 30A, 14± miles north of Exit 28 of the NYS Thruway, 40± miles west of Exit 24 of I-90 (Albany).

- Concrete block building with SD Caruthers Hypalon single ply membrane roof
- Gas hot air units throughout the building
- Central air throughout production areas
- 69 KVA substation on site with 480V 3-phase service throughout
- Two (2) 200 HP 1962 Ames steam generators with retrofitted Iron Firemen burners (1 gas and 1 gas + oil dual fuel)

<b>Demographic</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	2,840	19,126	27,734
Households	1,187	8,142	11,624
Average H.H. Income	\$75,118	\$63,922	\$69,053
Daytime Employees	2,301	7,486	13,015
Source: ESRI			

**Traffic Counts**

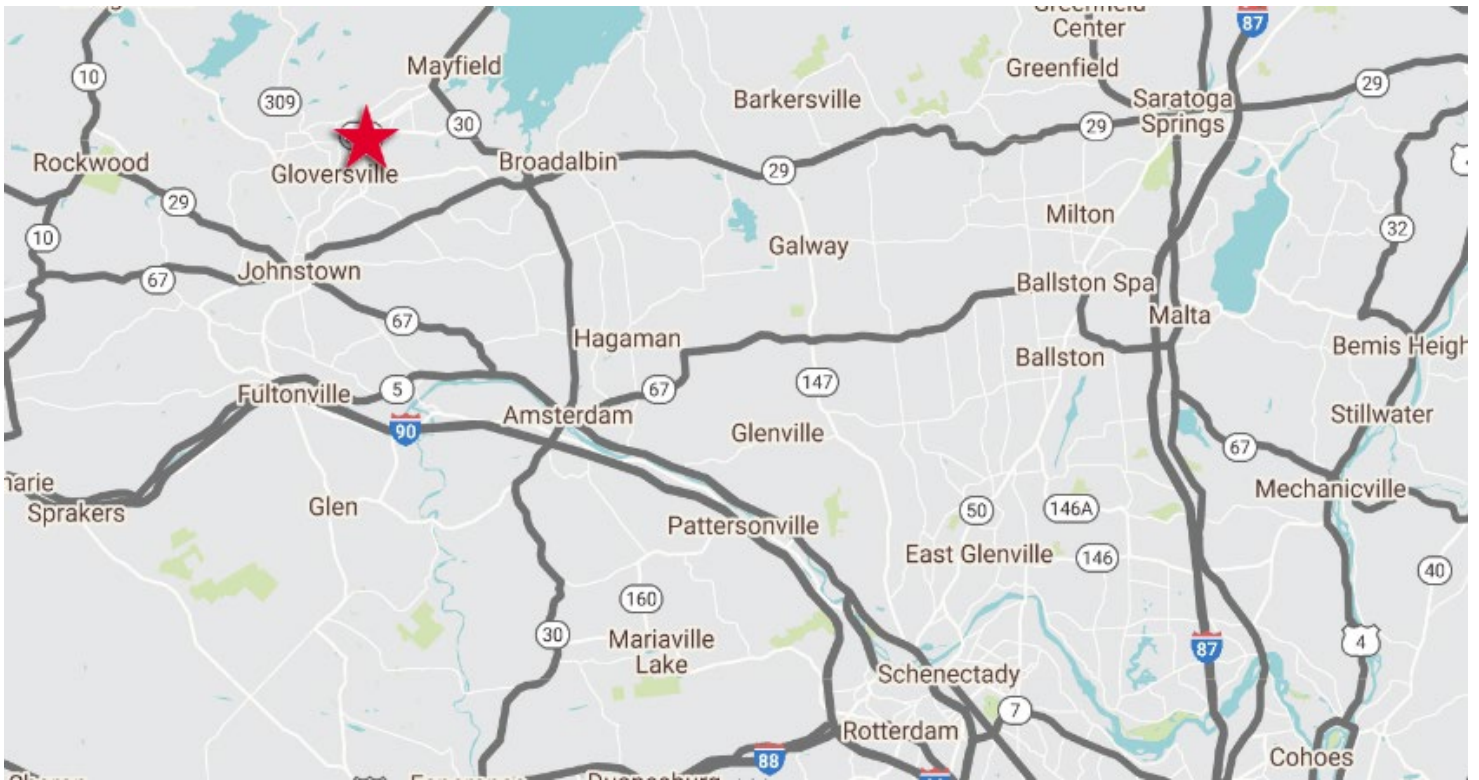
State Highway 30A & East State St Ext 10,174 AADT

Source: NYS DOT

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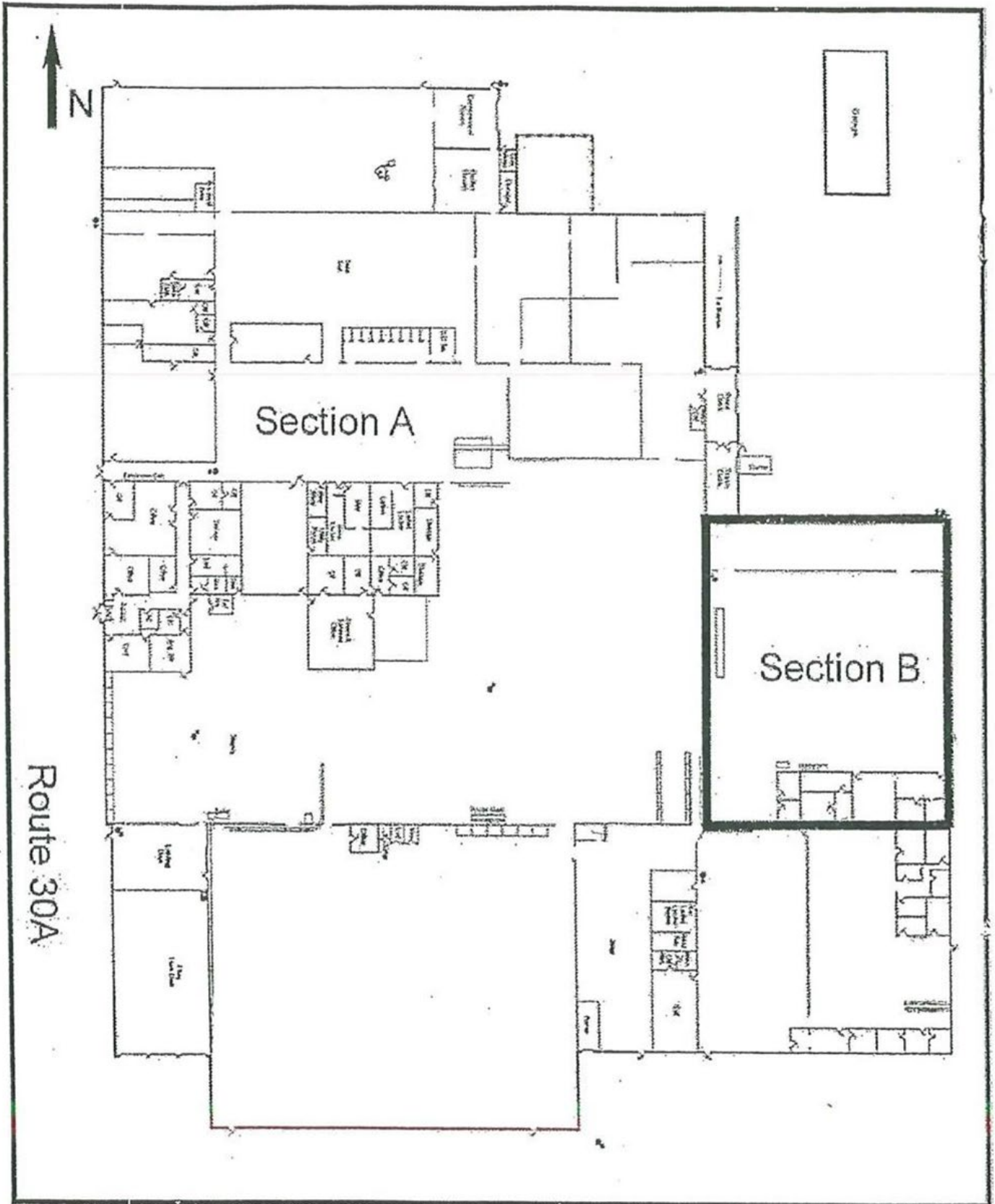
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## Property Highlights

- \$5.00/SF Gross + Utilities
- Zoned M-1 Manufacturing
- Municipal water and sewer
- 250± Parking Spaces
- Wet sprinkler system with 8± independent risers
- Ceiling Height – 14'3" in Section A and 18' in Section B
- **Truck Loading**
  - East Wall
    - (4) 7' X 10' manual doors @ 48" height
    - (1) 8' x 10' manual door with ramp-up into building
  - South Wall
    - (1) 8' X 10' manual door @ 48" to interior ramp
    - (3) interior loading docks @ 48" with Kelley hydraulic loading levelers; 88' deep interior hydraulic court
- **Out Buildings**
  - Two (2) contiguous metal storage buildings(14,880± SF and 6,240± SF) with gas fired hot air blowers. Exterior platform at dock height for truck loading and 16' clear height at eaves.
  - One (1) 3 bay masonry garage structure with (3) 12' x 12' and (1) 8' x 10' manual overhead doors.
  - Small grounds maintenance shed One (1) air compressor with building





**For additional information, please  
contact:**



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